

**LOS ANGELES COUNTY HOUSING  
ELEMENT, 2014-2021  
TEXT-ONLY VERSION**

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# I. INTRODUCTION

## USER GUIDE

### Purpose

The Housing Element is one of the seven required elements of the Los Angeles County General Plan. This Fifth Revision to the Housing Element complies with the California Government Code, beginning at Section 65583.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs.

The Housing Element does the following:

- Determines the existing and projected housing needs of the unincorporated areas.
- Establishes goals, policies, and implementation programs that guide decision-making on housing needs.
- Implements actions that encourage the private sector to build housing, and ensure that government policies do not serve as unnecessary constraints to housing production.

### General Plan Consistency

The State law requires the elements of the General Plan to be consistent. 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. The Housing Element is consistent with 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.

Housing Element policies are shaped by other General Plan policies, with particular focus on hazard avoidance (i.e., fire hazard areas, hillside management areas, flood zones, seismic zones, etc.); resource protection (i.e., Significant Ecological Areas and major recreational areas, such as the Santa Monica Mountains); avoidance of irritating noise sources; and the cost of providing and maintaining additional infrastructure, such as for water and sewers, to undeveloped areas. Therefore, 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.

The County of Los Angeles is currently undertaking a comprehensive update to the Los Angeles County General Plan and anticipates completion by 2014. The County is committed to ensuring that

the policies of the General Plan Update are consistent with the Housing Element. At the time of adoption of the General Plan Update, the County shall amend the Housing Element, as needed, to continue to demonstrate its ability to accommodate the RHNA under the updated General Plan Land Use Element.

## Document Organization

The Housing Element is comprised of the following sections:

**Introduction:** This section contains a description of how to use the Housing Element and highlights major housing characteristics and trends, major housing constraints, and a summary of the Adequate Sites Inventory for the unincorporated areas.

**Housing Strategy:** This section contains goals, policies, and implementation programs.

**Background:** This section contains the Housing Needs, Constraints, and Resources Analysis chapters. The analyses in this section provide the basis for the Housing Element goals, policies and implementation programs.

**Appendices:** The appendices contain the Adequate Sites Inventory, Review of Past Accomplishments, Public Participation Efforts, and a detailed comparison between the unincorporated areas and Los Angeles County as a whole.

## How To Use This Document

Below are instructions for using and interpreting the Housing Element:

- **Goals:** A goal is a general direction-setter that expresses the community's values. It may be abstract in nature and is generally not quantifiable or time dependent. A goal should be used for interpreting policies.
- **Objectives:** Objectives quantify and establish the number of housing units by income category, including extremely low income, that are expected to be constructed, rehabilitated, and conserved over the planning period. They also serve as actions, or specific tasks that will be undertaken in order to carry out a program.
- **Policies:** A policy is a specific statement or diagram that guides decision-making. It indicates a commitment of the County to a particular course of action. A policy may be carried out through implementation programs and by direct application of the policy. No policy, whether in written or diagram form, shall be given greater weight than any other policy.
- **Implementation Programs:** Implementation programs provide actions for carrying out the policies of the Housing Element. Each program identifies lead/partner agencies; however, they are not exclusive and new partners can be added as needed. The programs also include general timeframes. The programs and timeframes are based on adequate funding. If funding is not secured, the implementation programs may need to be modified.

- **Figures, Tables, and Text:** These items provide background information and are to be interpreted in light of applicable written policies in the Housing Element. Furthermore, the maps, tables, and text in this document represent an analysis of the data available at the time.

# EXECUTIVE SUMMARY

## Adequate Sites Inventory

The County is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need--also known as the Regional Housing Needs Assessment (RHNA) allocation. The unincorporated areas have been assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period, which is broken down as follows:

Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
<b>RHNA</b>	<b>7,854</b>	<b>4,650</b>	<b>5,060</b>	<b>12,581</b>	<b>30,145</b>
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites	5,445		2,295		7,740
2008 Vacant and Underutilized Sites	10,587		3,574		14,161
<b>TOTAL Adequate Sites</b>	<b>17,167</b>		<b>7,161</b>	<b>24,215</b>	<b>48,543</b>

The Adequate Sites Inventory identifies sites to accommodate the County’s share of the regional housing need in the unincorporated areas. The Adequate Sites Inventory (Appendix A) is comprised of vacant and underutilized sites that have been identified through this Housing Element Update, as well as sites listed in the 2008 Housing Element.

## Programs

The Housing Element includes programs that reduce regulatory barriers and provide incentives for private development. Some of these programs include: Zoning Ordinance Update Program; Small Lot Subdivisions Ordinance; Transit Oriented Districts; and CEQA Streamlining.

## Housing Constraints

### Unnecessary Governmental Barriers to Housing Development

While the land use controls that apply to the unincorporated areas are not considered unreasonable or substantial constraints on development, there are certain constraints in the zoning ordinance that need to be amended, such as the definition of family; or the absence of standards and definitions for housing types, such as single room occupancy units; or for special housing needs, such as assisted living for seniors and housing for large, multi-generational households. Furthermore, another barrier is the entitlement process itself, which the County has helped to streamline through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing.

### Environmental, Hazard, and Resource Constraints

Nearly all of the undeveloped land remaining in the unincorporated areas is within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/water infrastructure.

Furthermore, efforts to manage environmentally sensitive habitats and protect lives and property from physical hazards have made development infeasible in many of these areas.

### **Land and Construction Costs**

High land costs are one of the major contributing factors to housing prices and rents in Los Angeles County. The urban unincorporated areas are substantially built out, with little or no vacant land available for development. The shortage of developable land further drives up the demand and cost of housing construction.

### **Limited Public Resources for Housing**

The Los Angeles County Community Development Commission (CDC) sponsors the development of affordable and special needs housing in the unincorporated areas and 49 cities that participate in the CDC's Urban County Program. Funding for CDC has been drastically reduced in recent years. Redevelopment funds have been eliminated, and state and federal funds have decreased.

### **Mortgage Financing**

In recent years, interest rates on a 30-year mortgage have been below 4%,<sup>1</sup> and the median home price for a single-family home in Los Angeles County is \$325,000.<sup>2</sup> These mortgage rates are historically low, and the cost of housing has significantly decreased. This is a stark contrast to the peak housing prices of 2007, when interest rates were closer to 6%, with median home prices near \$500,000.<sup>3</sup>

Even with historically low mortgage rates, the approval rates among very low income households were significantly lower than the rates for other income groups.

## **Demographic and Housing Statistics**

### **Demographics**

- **Population:** The population of the unincorporated areas is 1,057,088, which accounts for 11% of the total population of Los Angeles County.
- **Race and Ethnicity:** From 2000-2010, the Hispanic population increased to 57% of the total population in the unincorporated areas. Nearly half of those who identify as Hispanic or Latino identify their race as White.
- **Seniors:** Seniors account for 9% of the population and head approximately 20% of all households in the unincorporated areas. According to the U.S. Department of Health and Human

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<sup>1</sup> <http://articles.latimes.com/2011/sep/23/business/la-fi-mortgage-rates-20110924>, accessed 7/12/12

<sup>2</sup> DQ News, <http://dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR11.aspx>, accessed 7/10/12.

<sup>3</sup> DQ News, <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

Services, by 2030, the senior population in the United States is projected to be twice as large as in 2000.<sup>4</sup>

- **Persons with Disabilities:** Approximately 9% of the population over the age of 18 in Los Angeles County has a disability.
- **Homelessness:** The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County.
- **Commuting Patterns:** Over 50% of commuters living in the unincorporated areas drive at least 30 minutes to get to work, with 15% driving more than an hour.

### Housing Characteristics

- **Housing Supply:** Between 2000 and 2010, the number of housing units in the unincorporated areas increased by 5%. Despite this steady growth, the vacancy rate increased to 6%.
- **Housing Stock:** Single-family homes make up 82% of all housing in the unincorporated areas.
- **Age of Housing:** Over 70% of the housing stock in the unincorporated areas is at least 30 years old, with roughly half more than 50 years old. Rehabilitation, maintenance, and replacement and even historical preservation are issues that may need to be addressed.
- **Housing Unit Size:** More than 80% of owner-occupied units have 3 bedrooms or more, and 64% percent of rented units have one or two bedrooms.
- **Household Size:** Approximately 25% percent of households in the unincorporated areas have five or more people. From 2000 to 2010, there was an 8% increase in the number of new households with seven or more people.
- **Overcrowding:** According to the 2010 U.S. Census, 12% of unincorporated households were considered “overcrowded,” with overcrowding more prevalent among renter households than homeowners.
- **Housing Cost:** The median home price in Los Angeles County is \$325,000. While the real estate market has been improving, the job market and overall economy are still struggling, making homeownership difficult.
- **Rental Cost:** More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent. In 2012, the fair market rent of a two-bedroom apartment in the Los Angeles– Long Beach increased 11% since 2005 to \$1,421.
- **Homeownership Rate:** Sixty-five percent of households in the unincorporated areas own their homes.

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<sup>4</sup> A Profile of Older Americans: 2011. U.S. Department of Health and Human Services. Administration on Aging.

- **Foreclosures:** In 2008, there were 5,526 foreclosure filings in the unincorporated areas. As of November 2012, the number of foreclosures in the unincorporated areas had dropped to 2,015.

## II. HOUSING STRATEGY

### GOALS AND POLICIES

#### HOUSING AVAILABILITY

The State recognizes that housing availability is an issue of “vital State-wide importance.” The County places particular emphasis on providing housing opportunities to low and moderate income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations because these groups do not have the necessary resources to participate in private sector housing. 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 for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, 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 Regional Housing Needs Assessment (RHNA) allocation.

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.

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 as reflected in the RHNA.

**Goal 2:** Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.

## HOUSING AFFORDABILITY

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. 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 and cost-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 ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

## 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 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 housing for low income households. Future development and preservation efforts must also consider environmental, physical, and economic constraints.

**Goal 5:** Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade 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, 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, and 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.

Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.

Policy 6.3: Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis 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.

## 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 state and federal fair housing laws.

Policy 8.1: Support the distribution of affordable housing, 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.

Policy 8.3: Promote equal opportunity in housing and community development programs countywide.

Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.

## 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 adequate housing.

Policy 9.1: Ensure collaboration among County departments and other agencies 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.

## PROGRAMS AND OBJECTIVES

**Table 2.2** on the following page list a summary of housing programs organized by topic. These programs implement the County’s housing goals. Specific program guidelines and eligibility requirements are available from the identified responsible agencies.

The 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.

### Quantified Objectives

**Table 2.1** summarizes the County’s quantified housing objectives for construction, preservation, and financial assistance over the 2014-2021 Housing Element planning period.

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	3,927	3,927	4,650	5,060	12,581	30,145
Section 8 Rental Assistance	1,560	2,340	0	0	0	3,900
Family Self Sufficiency	25	75	0	0	0	100
First 5 LA	560	0	0	0	0	560
New Construction Countywide						
-Affordable Rental Housing Construction	175	175	0	0	0	350
-AHOP	0	0	43	0	0	43
Homebuyer Assistance	0	200	425	425	0	1,050
Ownership Housing Rehabilitation	1,265	1,050	1,050	0	0	3,365
Public Housing Modernization	972	973	0	0	0	1,945
Preservation of At-Risk Housing	24	662	263	0	0	949
Notes: In the absence of income data for extremely low income households, 50% of the very low income units are assumed to be extremely low-income.						

<b>Topic</b>	<b>Program</b>	<b>Responsible Agency</b>	<b>Timeframe</b>
Housing Availability	Program 1: Adequate Sites for Regional Housing Needs	DRP	Ongoing
	Program 2: General Plan Update	DRP	2014
	Program 3: Zoning Ordinance Update Program	DRP	2015; 2016
	Program 4: Density Bonus Ordinance	DRP, CDC	Ongoing
	Program 5: Infill Sites Utilization Program	DRP, CDC	2014; Ongoing
	Program 6: Transit Oriented Districts Program	DRP, CDC	2016; 2021
	Program 7: Second Unit Ordinance	DRP	2014
	Program 8: Small Lot Subdivisions Ordinance	DRP	2016
	Program 9: Air Quality and Housing	DRP, DPH, CDC	2016; Ongoing
Housing Affordability	Program 10: First 5 LA Supportive Housing for Homeless Families Fund	CDC	Ongoing
	Program 11: Countywide Affordable Rental Housing Development	CDC	Ongoing
	Program 12: Priority of Water and Sewer for Affordable Housing	DRP, LACSD, WSP	2014
	Program 13: Homebuyer Assistance	CDC	Ongoing
	Program 14: Section 8 Rental Assistance	HACOLA	Ongoing
	Program 15: Family Self-Sufficiency Program	HACOLA	Ongoing
	Program 16: Housing Relocation for CalWORKs Participants Program	DPSS	Ongoing
	Program 17: Shelter Plus Care - Supportive Housing Program	CDC, LAHSA, HACOLA	Ongoing
	Program 18: Green Grant Program	CDC	Ongoing
Neighborhood and Housing Preservation	Program 19: Winter Shelter Program	LAHSA	Ongoing
	Program 20: Ownership Housing Rehabilitation Assistance	CDC	Ongoing
	Program 21: Public Housing Modernization Program	HACOLA	Ongoing
	Program 22: Preservation of At-Risk Housing	CDC	2014; Ongoing
Equal Housing Opportunity	Program 23: Foreclosed Property Tracking System	DPW	2014; Ongoing
	Program 24: Fair Housing Program	DRP, CDC	Ongoing
	Program 25: Best Practices for Accessible Housing	CDC	2014; Ongoing
	Program 26: Homeowner Fraud Prevention	DCA	Ongoing
Implementation Monitoring	Program 27: Reasonable Accommodations Ordinance	DRP	2014; 2015; 2016
	Program 28: CEQA Streamlining	DRP	2014; Ongoing
	Program 29: Coordination and Implementation	DRP, CEO, CDC, DPR, DPW, DPH, FD	2018
	Program 30: Housing Element Annual Progress Report	DRP, CDC, DPW	Ongoing
	Program 31: Monitoring of Housing Issues	DRP, CDC, DPW, CEO	Ongoing

CDC: Community Development Commission  
 CEO: Chief Executive Office  
 HACOLA: Housing Authority  
 LACSD: Sanitation Districts of Los Angeles County  
 LAHSA: Los Angeles Homeless Services Authority  
 DCA: Department of Consumer Affairs  
 DPH: Department of Public Health  
 DPR: Department of Parks and Recreation  
 DPSS: Department of Public Social Services  
 DPW: Department of Public Works  
 DRP: Department of Regional Planning  
 WSP: Water Service Providers

## Housing Availability

### Program 1: Adequate Sites for Regional Housing Needs

The County shall maintain an inventory of sites with the appropriate General Plan land use designation and zoning, and adequate public infrastructure and services for the County's Regional Housing Needs Assessment (RHNA) allocation of 30,145 units during the Housing Element planning period.

Objectives	<p>Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate 30,145 units.</p> <p>Maintain an inventory of sites and make it available to interested developers.</p>
Policies	<p>Policy 1.1: Make available through land use planning and zoning an adequate sites inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.</p>
Timeframe	Ongoing
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

## Program 2: General Plan Update

The Los Angeles County General Plan Update provides the policy framework for how and where the unincorporated areas will grow through the year 2035, while recognizing and celebrating the County's wide diversity of cultures, abundant natural resources, and status as an international economic center. The General Plan Update accommodates new housing and jobs in anticipation of population growth in the unincorporated areas and the region.

The General Plan Update includes a number of land use changes and zones changes, but will continue to maintain an inventory of sites that meet the RHNA for the 2014-2021 planning period. See Appendix B for a preliminary analysis of the General Plan Update.

At the time of adoption of the General Plan Update, the County shall amend the Housing Element, as needed, to demonstrate the continued ability to accommodate the RHNA under the updated General Plan Land Use Element.

Objectives	Maintain an inventory of sites and make it available to interested developers.
Policies	Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.  Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.
Timeframe	2014
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

### Program 3: Zoning Ordinance Update Program

Certain County rules and regulations may constrain the development of housing for low and moderate income households and those with special needs. To mitigate potential constraints, the Zoning Ordinance Update Program (ZOUP), and other programs, will update the County’s zoning ordinance to do the following:

- Reform parking standards to encourage housing development.
- Add clarification policies and procedures for special housing needs, including but not limited to: assisted living for seniors; housing for large and/or multi-generational households; and housing for persons with disabilities, including those with developmental disabilities. Incorporate by reference or add uses that are mandated by state law to be permitted by right in single-family zones.
- Amend the definition of “family” and “disability” in Section 22.08.040, and add any other clarification or references to ensure consistency with state and federal fair housing laws.
- Ensure Mobilehome Permit provisions are in accordance with state laws such as, but not limited to, Government Code § 65852.3.
- Create standards for Single Room Occupancy (SRO) housing.
- Add clarification policies and procedures for transitional and supportive housing, homeless shelters, and residential care facilities to facilitate the implementation, and to ensure continued consistency with the State Housing Element Law, the Health and Safety Code, and state and federal fair housing laws.
- Address other possible policies and procedures in the zoning ordinance that are inconsistent with the Housing Accountability Act, the Housing Element Law, and state and federal fair housing laws.

Objectives	<p>By 2015, amend the zoning ordinance through the Technical Update.</p> <p>By 2016, amend the zoning ordinance through ZOUP and other programs.</p>
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.</p>
Timeframe	2015; 2016

Responsible Agency	Department of Regional Planning
Funding Source	General Fund

**Program 4: Density Bonus Ordinance**

On August 8, 2006, the Board of Supervisors adopted the Density Bonus Ordinance, which 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. 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's Density Bonus Ordinance offers a variety of incentives. A project 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 include, but are not limited to: reduced setbacks; increased height limit; and reduced lot size requirements.

Furthermore, the County's Density Bonus Ordinance provides waivers or modifications to development standards, requests for incentives that do not meet the State's criteria for qualified affordable housing developments, and up to a 50% density bonus for senior citizen housing developments through a Discretionary Housing Permit.

The County shall market the Ordinance during the planning period, and ensure that there is adequate technical assistance to facilitate the implementation of the Ordinance.

Objective	Continue to promote the County Density Bonus Program to developers through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.
Policies	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>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.</p>
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission

Funding Source	General Fund
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**Program 5: Infill Sites Utilization Program**

The 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 CDC to assist with pre-development, construction, and permanent financing.

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.

The County shall market the Infill Sites Utilization Program as funds become available. The County shall market the Infill Sites Utilization Program along with the Density Bonus Ordinance and ensure that there is adequate technical assistance to facilitate the implementation of the Program.

Objectives	By 2014, promote awareness of the County's Infill Sites Utilization Program as funds become available, and in conjunction with the implementation of the Density Bonus Ordinance.
Policies	Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.  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.
Timeframe	2014; Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission
Funding Sources	General Fund, HOME, CDBG

## Program 6: Transit Oriented Districts Program

Transit Oriented Districts (TODs) are areas that will be established by the General Plan Update, within a 1/2 mile radius from a Metro transit stop, with development and design standards, and incentives to facilitate transit-oriented development. Eleven TODs will be located along the Metro Blue Line, Green Line, Gold Line, Gold Line Extension and near the Metro Silver Line.

In the General Plan Update, major corridors within a proposed TOD will be given a mixed use zoning and land use designation. These new regulations will allow by right mixed use and residential development, with densities of up to 150 dwelling units per acre.

All TODs will be implemented by TOD specific plans, with standards, regulations, and infrastructure plans that are tailored to the unique characteristics and needs of each community, and address issues such as access, connectivity, pedestrian improvements, and safety.

Objectives	Complete Willowbrook TOD Specific Plan by 2016.  Establish all TOD specific plans by 2021.
Policy	Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.
Timeframe	2016;2021
Responsible Agencies	Department of Regional Planning, Community Development Commission
Funding Source	General Fund

### **Program 7: Second Unit Ordinance**

In 2004, the Board of Supervisors adopted the Second Unit Ordinance, which allows second units in residential and agricultural zones. Second units provide an affordable rental option for the workforce within single-family neighborhoods.

Objectives	By 2014, promote the Second Unit Ordinance through the Department of Regional Planning web site and brochures at public counters.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.  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.
Timeframe	2014
Responsible Agencies	Department of Regional Planning
Funding Source	General Fund

## Program 8: Small Lot Subdivisions Ordinance

The intent of the Small Lot Subdivision Ordinance is to promote affordable homeownership through the allowance of smaller, fee simple lots, in areas zoned for two-family and multi-family housing where infill development is encouraged. A “small lot subdivision” is a land division that creates single-family residential lots with an area of less than 5,000 square feet. These small lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements.

By allowing greater flexibility in lot sizes and widths, small lot subdivisions promote affordable homeownership opportunities. Due to the high cost of housing in Los Angeles County, reducing the amount of land required for new residences could potentially result in a significant reduction in the price of a new house. Lower home prices allow more residents to own their homes, while increased homeownership opportunities in turn contribute to neighborhood stability. Furthermore, small lot subdivisions ease overcrowding by allowing a greater variety in lot sizes, promote urban infill on vacant and underutilized parcels, and add flexibility in design to promote a diversity of housing types.

Objectives	By 2016, establish a Small Lot Subdivisions Ordinance.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.  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.
Timeframe	2016
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

## Program 9: Air Quality and Housing

Studies indicate that residences near sources of traffic pollution are associated with adverse health effects. While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development.

Given the association between traffic pollution and health, the California Air Resources Board and the Los Angeles County Department of Public Health recommend that residences be sited at least 500 feet from freeways, in particular. In addition, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation.

In an effort to improve health and provide an adequate housing supply, the County will continue to assess the impacts of siting residences next to freeways from a health and housing development perspective.

Objectives	<p>During the planning period:</p> <ul style="list-style-type: none"> <li>• Collaborate with appropriate private and public agencies to address air quality and housing development issues.</li> <li>• By 2016, consider the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway.</li> <li>• Revise County policies to reflect identified best practices.</li> </ul>
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.</p>
Timeframe	Ongoing
Responsible Agency	Department of Regional Planning, Department of Public Health, Community Development Commission
Funding Source	General Fund, Community Development Commission

## Housing Affordability

### Program 10: First 5 LA Supportive Housing for Homeless Families Fund

First 5 LA Supportive Housing for Homeless Families Fund provides services to families who are homeless or at risk of homelessness with very young children. This program funds supportive services, rental assistance, and capital development of housing.

Objectives	Serve 60 children with new housing development.  Serve 400-500 children over a two year period through rental assistance.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	First 5 LA

## Program 11: Countywide Affordable Rental Housing Development

This program 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.

Funds for the program are administered through a Notice of Funding Availability (NOFA) issued by the Community Development Commission and/or the Housing Authority of the County of Los Angeles. A NOFA issuance depends on funding availability. 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.

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

Objectives	Assist in the development of 350 extremely low and very low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the planning period.
Policies	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>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.</p> <p>Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training facilities.</p>
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Sources	HOME, CDBG, Tax Exempt Multi-Family Revenue Bond, County General Funds and other sources of Affordable Housing Funds.

## Program 12: 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 on sites identified in the Housing Element that help meet the housing needs of low and moderate income households.

Objective	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the RHNA for the unincorporated areas, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.
Policy	Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.
Timeframe	2014
Responsible Agencies	Department of Regional Planning, Department of Public Works, Sanitation Districts of Los Angeles County, and water service providers
Funding Source	General Fund

### Program 13: 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 down payment assistance loans, including closing cost assistance, federal income tax credits, and below market-rate loan programs. The following programs are offered by the County:

- **Home Ownership Program (HOP):** HOP is designed to meet the needs of low income households with the necessary down payment assistance. This program provides a 2nd Trust Deed loan at 0% interest with all payments deferred until sale or transfer.
- **Mortgage Credit Certificate Program (MCC):** The MCC Program offers first-time homebuyers 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.
- **Southern California Home Financing Authority (SCHFA):** SCHFA is a joint powers authority between Los Angeles and Orange counties that 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 qualified homebuyers by offering a competitive fixed interest rate on a 30-year mortgage and a grant for down payment and closing costs assistance.
- **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 that do not exceed 120% of the 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.

Objectives	Assist 1,050 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period.  HOP – 200 households MCC – 250 households SCHFA – 600 households AHOP – 43 affordable units
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Community Development Commission

Funding Sources	HOP/AHOP (HOME Funds), MCC (federal income tax credits), SCHFA (mortgage revenue bonds)
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**Program 14: 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 Voucher Program:** This program provides rent subsidies to extremely low and very low income households with a housing cost burden, or who are 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 federal government subsidizes the difference in monthly payments directly to the owner.
- **Homeless Set Aside 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 through contracted homeless services agencies. Case management includes an 18 month follow-up. Families who are successful in maintaining housing for 12 months are retained in the program similar to the Section 8 Housing Choice Voucher Program.
- **Housing Opportunities for Persons with HIV/AIDS (HOPWA):** This program provides rental assistance to eligible homeless households that include a person who has HIV/AIDS. HACOLA 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.

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  Homeless Set Aside Program – 70 homeless individuals or families  Housing Opportunities for Persons with AIDS – 30 homeless persons with HIV/AIDS
Policy	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Source	HUD Section 8 Funding



**Program 15: 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 economic independence. 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.

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.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Sources	HUD Section 8 Funding, other public and private funds

### **Program 16: Housing Relocation for CalWORKs Participants Program**

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 assistance, 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.

Objectives	Continue to provide assistance to CalWORKs participants during the planning period.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agency	Department of Public Social Services
Funding Sources	State CalWORKs funds

## Program 17: 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 occurs through the facilitation efforts of LAHSA staff, through the work 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 been little interest in 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 non-profit organization or a community mental health agency established as a public non-profit 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 non-profit community mental health associations, and private non-profits.

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.
Policies	Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.
Timeframe	Ongoing
Responsible Agencies	Los Angeles Homeless Services Authority, Community Development Commission, Housing Authority of the County of Los Angeles
Funding Sources	Federal McKinney Homeless funds

### **Program 18: Green Grant Program**

The Green Grant Program provides grants up to \$10,000 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). \$139,000 has been authorized for FY 2012-2013.

Objective	Annually allocate funding to implement program based on CDBG funding availability.
Policy	Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	CDBG

### **Program 19: Winter Shelter Program for Homeless (WSP)**

The WSP operates 19 sites across 15 cities and communities throughout Los Angeles County. This program is instituted yearly during the coldest and wettest months. It is funded by the City of Los Angeles and the County, and supported by the California National Guard, which provides shelter sites at several armories. Non-profit homeless service agencies contracted by the Los Angeles Homeless Services Authority manage each program site. The sites offer persons experiencing homelessness with temporary overnight shelter, meals, and help with connecting to supportive services and stable housing.

Objective	Annually operate 19 sites, providing 1,491 beds.
Policy	Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.  Policy 8.3: Promote equal opportunity in housing and community development programs countywide.
Timeframe	Ongoing
Responsible Agency	Community Development Commission
Funding Source	CDBG

## Neighborhood and Housing Preservation

### Program 20: Ownership Housing Rehabilitation Assistance

Housing rehabilitation is a cost-effective way to preserve the 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. The program provides 3% interest deferred loans that are due and payable upon sale or transfer. The maximum loan amount is \$25,000.
- Single-Family Home Improvement Program:** This program is designed to assist low income qualified owners to repair electrical, plumbing, heating, and roofing systems, and eliminate minor code violations. The maximum loan amount is \$10,000.
- Residential Sound Insulation Program:** This program provides grants to eligible property owners to sound insulate homes 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 unincorporated communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows and exterior doors; and the addition of attic installation, vents, electrical panel upgrades, and a heating ventilation and air conditioning system. Properties located within the highest impacted areas are given first priority for sound insulation. 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 to perform all repairs.

Objectives	Assist 3,365 low income households in the unincorporated areas during the planning period. Single-Family Loan – 125 households; Single-Family Home Improvement – 1,500 households Residential Sound Insulation – 1,500 households; Handyworker – 240 households
Policies	<p>Policy 3.2: Incorporate advances in energy and money-saving technologies into housing design, construction, operation, and maintenance.</p> <p>Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.</p> <p>Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.</p> <p>Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.</p>
Timeframe	Ongoing
Responsible Agency	Community Development Commission

Funding Sources	Single-Family Loan – CDBG, HOME Residential Sound Insulation – CDBG, Handyworker – CDBG
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### **Program 21: 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.

Objective	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.
Policies	<p>Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.</p> <p>Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.</p> <p>Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.</p> <p>Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.</p> <p>Policy 6.3: Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.</p> <p>Policy 6.4: Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.</p>
Timeframe	Ongoing
Responsible Agency	Housing Authority of the County of Los Angeles
Funding Sources	HUD Comprehensive Grant Program, State Disaster Funds

## Program 22: Preservation of At-Risk Housing

For the period 2014 to 2024, a total of 582 housing units for low income households are at risk of converting to market-rate housing. The County will work to preserve the at risk units.

Objectives	<p>Annually update the status of at-risk housing projects during the planning period.</p> <p>Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at risk projects or extension of affordability covenants.</p> <p>Initiate contact with non-profit housing organizations by the end of 2014 to solicit interest in preserving at-risk housing projects.</p> <p>Pursue funding from state and federal programs to assist in preserving at-risk housing.</p> <p>Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance.</p> <p>Work with non-profits 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.</p>
Policies	<p>Policy 6.2: Allocate state and federal resources toward the preservation of housing, particularly for low income households, near employment and transit.</p> <p>Policy 7.1: Conserve existing affordable housing stock that is at risk of converting to market-rate housing.</p> <p>Policy 7.2: Preserve and, where feasible, provide additional affordable housing opportunities within the coastal zone.</p>
Timeframe	2014; Ongoing
Responsible Agency	Community Development Commission
Funding Sources	HOME, HUD Section 8

### Program 23: Foreclosed Property Tracking System

The Department of Public Works will continue to utilize existing staff and code enforcement/property rehabilitation procedures and coordinate with the Registrar-Recorder/County Clerk to maintain an active GIS mapping database of properties entering the foreclosure process by recording notice of defaults. Mapping, tracking, and monitoring properties in the foreclosure database, along with continued coordination with other County departments, will focus efforts on early detection to improve existing and future properties before deterioration results in substandard conditions.

Objectives	<p>By 2014, develop a foreclosure database for mapping, tracking, and monitoring properties in foreclosure.</p> <p>Throughout the planning period, continue to coordinate with other County departments, focusing on early detection of foreclosures.</p> <p>During the planning period, use the information to inform community-based planning efforts, such as area plans and TOD specific plans, and place-based programs and strategies.</p>
Policies	<p>Policy 5.3: Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.</p> <p>Policy 6.1: Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.</p> <p>Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.</p>
Timeframe	2014; Ongoing
Responsible Agency	Department of Public Works
Funding Sources	General Fund

## Equal Housing Opportunity

### Program 24: Fair Housing Program

The County contracts with service providers to provide and coordinate fair housing services for residents. The service providers are required to conduct outreach and education activities, distribute literature, and publicize the availability of fair housing services through various media. The service providers also record and investigate inquiries and complaints from residents, and conduct testing and enforcement activities.

Objectives	<p>Annually allocate funding to support fair housing and tenant/landlord services during the planning period.</p> <p>Provide training to County staff on fair housing laws and responsibilities.</p>
Policies	<p>Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.</p> <p>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.</p> <p>Policy 8.3: Promote equal opportunity in housing and community development programs countywide.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care services; health clinics; or onsite job training facilities.</p>
Timeframe	Ongoing
Responsible Agencies	Community Development Commission (Housing Rights Center), Department of Regional Planning
Funding Source	CDBG, General Fund

## Program 25: Best Practices for Accessible Housing

Developing and managing an accessible housing stock is an important consideration for affordable housing. Best practices are needed to ensure that accessible and affordable housing units are developed and managed to provide the most benefit to persons with disabilities. While all newly constructed residential buildings must comply with the California Building Code in regard to building accessibility, this program focuses on the requirements and incentives related to the adaptability and accessibility of residential units within affordable housing developments that receive financing assistance provided through County agencies. Although accessible units have long been required in publicly-assisted affordable housing, the County hopes to improve upon best practices to ensure compliance with all applicable regulations and fair housing requirements, while also taking steps to help match the accessible units with income-eligible persons or households that are seeking such housing.

<p>Objectives</p>	<p>Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS).</p> <p>In accordance with HUD regulations related to accessibility, expand design requirements for new construction for affordable and special needs multi-family housing projects that receive financing assistance from the NOFA application process to require 5% of dwelling units (or one unit minimum, whichever is greater) to be accessible for persons with mobility disabilities and 2% of units (or one unit minimum, whichever is greater) to be accessible to persons with hearing or visual disabilities, and to make such units available in the same range of sizes and amenities as other units in the building.</p> <p>By the end of 2014, allow and support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds, especially federal HOME funds.</p> <p>By the end of 2014, complete ongoing research, review, and update best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws.</p> <p>By the end of 2014, update NOFAs to require and encourage universal design principles, and, where appropriate, award extra points for projects that exceed minimum standards for accessibility.</p> <p>Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center web site.</p>
<p>Policies</p>	<p>Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.</p> <p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.</p> <p>Policy 8.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.</p>

Timeframe	2014; Ongoing
Responsible Agency	Community Development Commission
Funding Source	General Fund, HOME, CDBG, HUD Section 8 Funding, Community Development Commission

## Program 26: Homeowner Fraud Prevention

Housing fraud has continued to impact homeowners in the unincorporated areas, particularly in low and moderate income neighborhoods. The Homeowner Fraud Prevention Project is designed to protect homeowners in the unincorporated areas of the Second Supervisorial District from being victims of fraud in the following areas: home purchasing; equity transactions, including identity theft; purchase of home repair and improvement contracts; purchase of household goods and services, foreclosures, etc.

Objectives	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.
Policies	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.  Policy 8.3: Promote equal opportunity in housing and community development programs countywide.
Timeframe	Ongoing
Responsible Agency	Department of Consumer Affairs
Funding Source	CDBG

## Program 27: Reasonable Accommodations Ordinance

On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodation from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. Codifying the procedure was a critical step in raising awareness of the County's reasonable accommodations request procedures. As a next step, the County will review current practices and application forms, and increase public awareness through the use of signage and other information materials. In addition, the County will refine the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code to clarify and simplify the definition of "individual with a disability" and remove any outdated application requirements. Furthermore, the County will consider amendments to the notification and appeals provisions of the Ordinance to ensure the protection of privacy rights of individuals with disabilities.

Objectives	<p>By 2014, review current reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations, and increase public awareness of the Reasonable Accommodations Ordinance through the development of signage and user-friendly informational materials.</p> <p>By 2015, clarify and simplify the definition of "individual with a disability" and remove outdated application requirements in the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code.</p> <p>By 2016, consider amendments to the notification and appeals provisions of the Ordinance to ensure the protection of the privacy rights of persons with disabilities through the Zoning Ordinance Update Program.</p>
Policies	<p>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.</p> <p>Policy 8.3: Promote equal opportunity in housing and community development programs countywide.</p>
Timeframe	2015 (Technical Update of the Zoning Code); 2016 (ZOUP); Ongoing
Responsible Agencies	Department of Regional Planning
Funding Source	General Fund

## Implementation and Monitoring

### Program 28: CEQA Streamlining

Analyzing the impacts of a project is a valuable part of the development process. However, when not performed correctly, environmental review also adds some additional cost, processing time, and uncertainty for developers.

The County will consider approaches to designing planning documents within urbanized areas near employment and transit, such as TOD specific plans, to allow development with a streamlined environmental review, to the extent possible. The County will also develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA.

Objectives	<p>Design planning documents within urbanized areas near employment and transit, such as TOD specific plans, to allow development with a streamlined environmental review, to the extent possible.</p> <p>By 2014, develop tools to facilitate the use of applicable exemptions and streamlining provisions for infill projects and affordable housing projects in CEQA.</p>
Policies	<p>Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.</p> <p>Policy 2.2: Encourage mixed use developments along major commercial and transportation corridors.</p> <p>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.</p>
Timeframe	2014; Ongoing
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

**Program 29: Coordination and Implementation**

Implementation and oversight of affordable housing development is facilitated by the Department of Regional Planning, Community Development Commission, Department of Public Works, Fire Department, Department of Parks and Recreation, and the Department of Public Health. The County provides an interdepartmental “One-Stop” counseling session and conceptual plan review. The One-Stop brings together representatives from relevant departments to provide information on County regulations and requirements to potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and improve projects.

Objectives	By 2018, create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing.
Policies	Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.  Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.
Timeframe	2018
Responsible Agencies	Chief Executive Office, Department of Regional Planning, Community Development Commission, Department of Public Works, Fire Department, Department of Parks and Recreation, Department of Public Health
Funding Source	General Fund

### Program 30: Housing Element Annual Progress Report

The State law requires that each local jurisdiction submit an annual progress report on the implementation of the Housing Element. This report must include the following:

- Annual building activity by unit type, tenure, affordability level, deed restriction, and financial assistance.
- Progress in achieving Regional Housing Needs Assessment allocation.
- Program-by-program account of implementation status.
- Outcome/disposition of development applications.

Objectives	Prepare an annual report for submittal to HCD by April 1 during the planning period.
Policies	<p>Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.</p> <p>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.</p>
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Department of Public Works, Community Development Commission
Funding Source	General Fund

### Program 31: Monitoring of Housing Issues

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

Objectives	<p>Ongoing efforts during the planning period will include, but are not limited to:</p> <p>Attending housing and legislative review conferences.</p> <p>Attending training workshops.</p> <p>Consulting with housing professionals through the Development Advisory Group, etc.</p> <p>Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law.</p> <p>Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG).</p> <p>Interfacing with other County agencies and the public.</p>
Policies	<p>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 as reflected in the RHNA.</p> <p>Policy 9.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.</p> <p>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.</p>
Timeframe	Ongoing
Responsible Agencies	Department of Regional Planning, Community Development Commission, Chief Executive Office, Department of Public Works
Funding Source	General Fund

## III. BACKGROUND

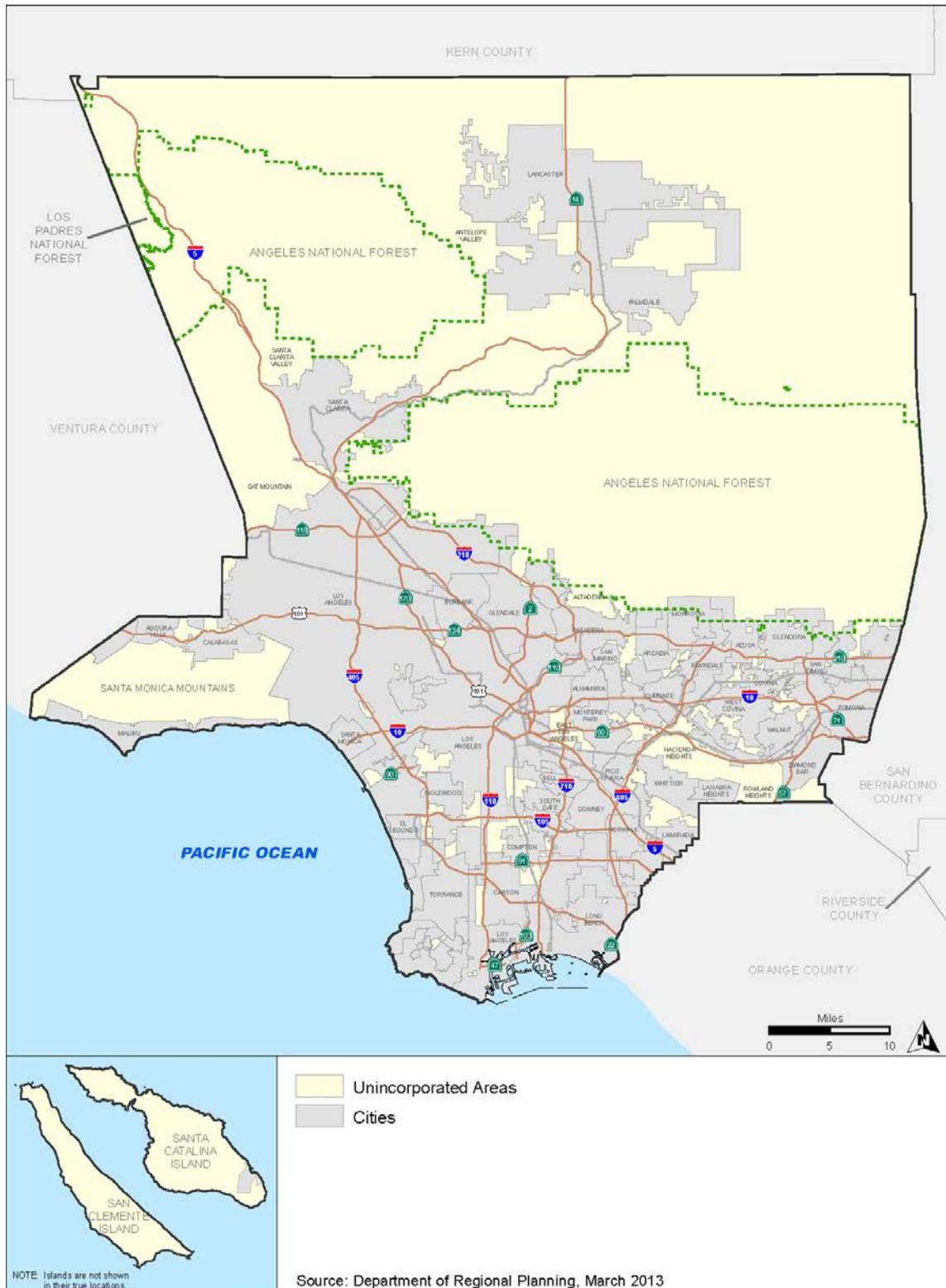
### HOUSING NEEDS ASSESSMENT

This housing needs assessment determines the existing housing inventory and market trends that 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, such as populations with special needs and limitations on resources. This section utilizes various data sources, including sample data and projections; therefore, depending on the source, some data totals may differ slightly.

#### County Overview

Almost 65% of the land area in Los Angeles County is unincorporated (see **Figure 3.1**) and unincorporated communities are home to roughly 11% of the County's total population.

**Figure 3.1: Los Angeles County Unincorporated Areas**

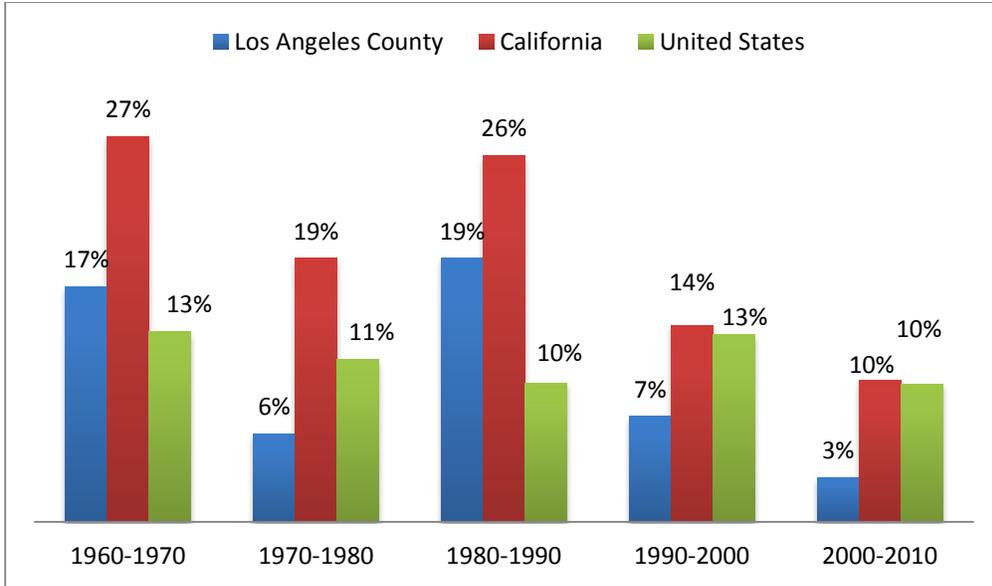


**Figure 3.1: Eleven percent of Los Angeles County’s population lives in the unincorporated areas.**

### Population Growth Trends: 1960-2010

With a population of nearly 10 million people, Los Angeles County is the most populous county in the United States. The majority of Los Angeles County's growth occurred in the post-war years, and has slowed in the decades since 1960. Despite the declining growth rate, Los Angeles County added nearly 300,000 new residents from 2000 to 2010.

**Figure 3.2: Population Growth, 1960-2010**



Source: U.S. Census, 1960-2010.

**Figure 3.2: The population growth rate of Los Angeles County has decreased since the 1980's.**

## Projections

### Population Projections: 2008-2020

According to SCAG, by 2020, the population in the unincorporated areas is expected to increase by 10%. SCAG prepares 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.

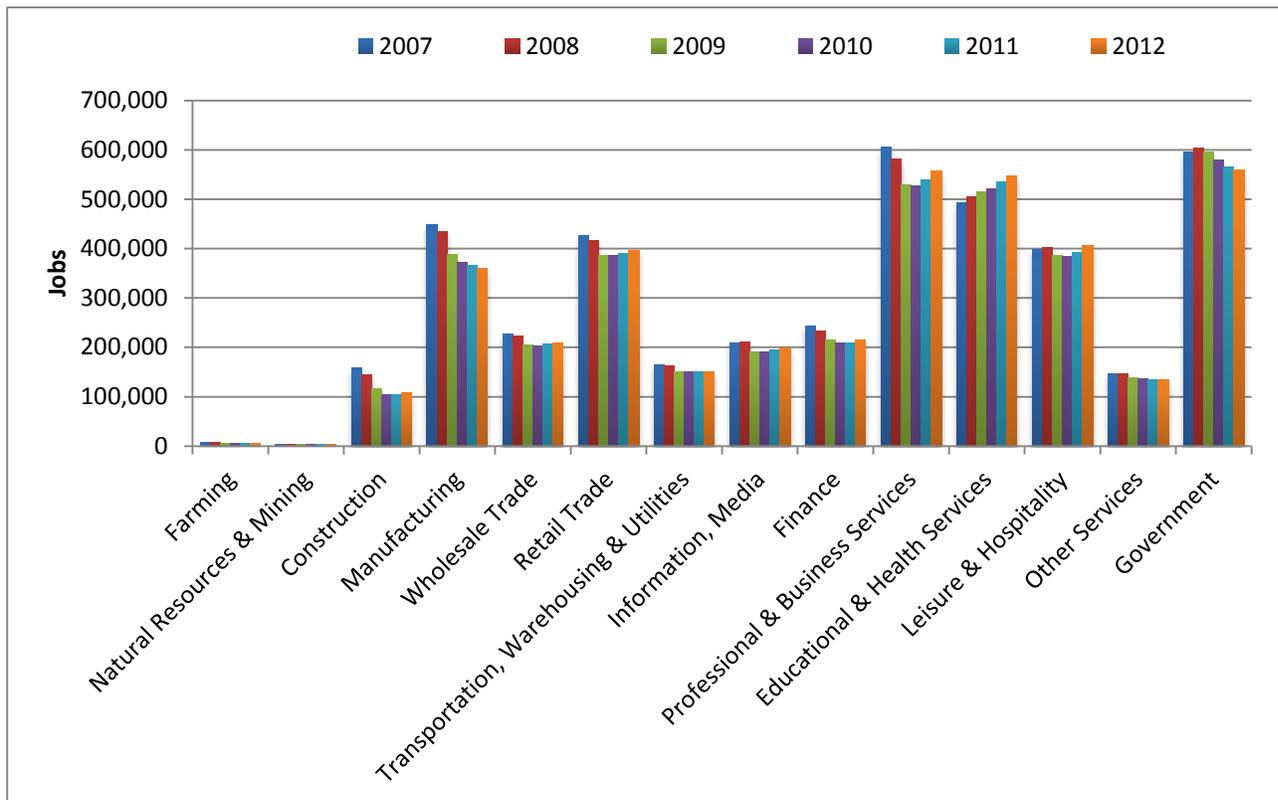
### Household Projections: 2008-2020

According to SCAG, by 2020, the number of households in the unincorporated areas is projected to grow by 13%.

### Employment Projections: 2008-2020

According to SCAG, by 2020, employment in the unincorporated areas will increase by 12%. Growth is expected in some higher paying sectors, including educational and health services, and professional and business services (see **Figure 3.3**). These sectors have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment. Attracting new target industries, workforce development, and the lack of higher paying wages continue to be concerns for economic development.

**Figure 3.3: Employment Trends, Los Angeles County, 2007-2012**



Source: SCAG.

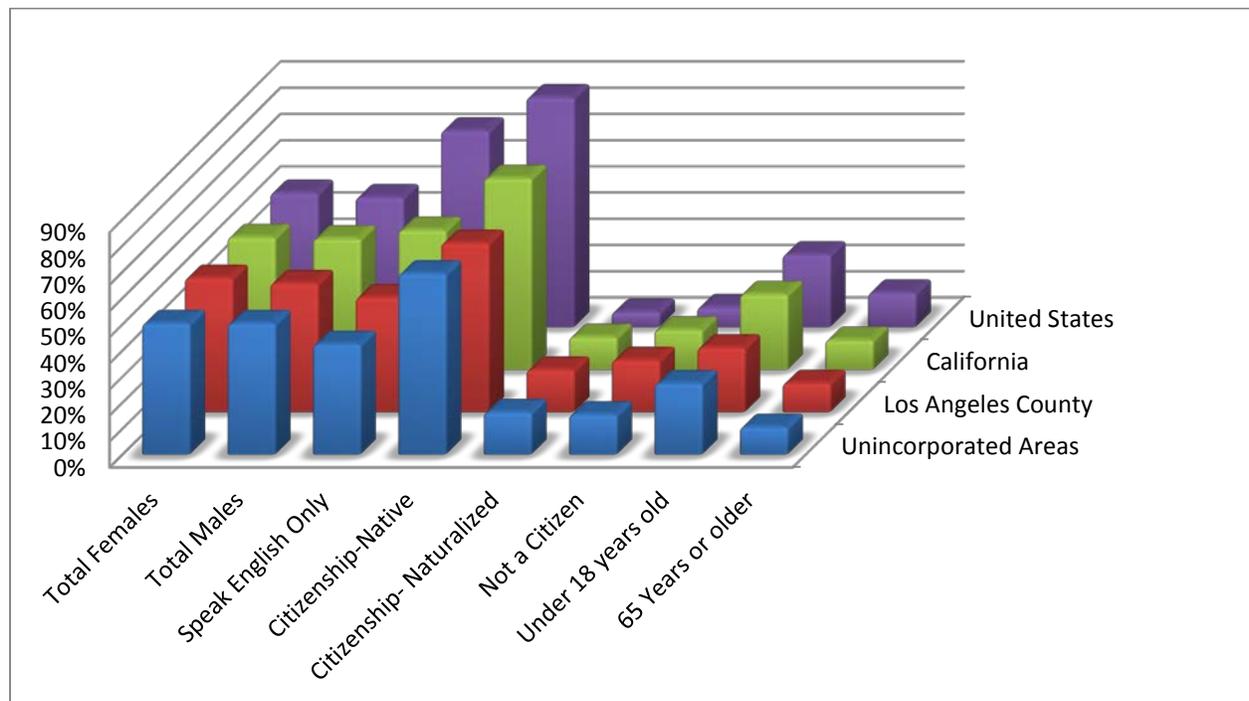
**Figure 3.3: Educational and Health Services is the only sector to show a consistent increase.**

## Population 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.

In general, the population trends of the unincorporated areas reflect those of Los Angeles County as a whole. **Figure 3.4** compares the population profile of the unincorporated areas with Los Angeles County, the State and the rest of the country. Note that California, Los Angeles County, and the unincorporated areas reflect a higher percentage of non-citizens and naturalized citizens compared to the rest of the country.

**Figure 3.4: Population Characteristics, 2010**



Source: U.S. Census 2010, SF1 (Seg 4, P12), American Community Survey 2006-2010 (Seq17, B05001) (Seq21, B06007).

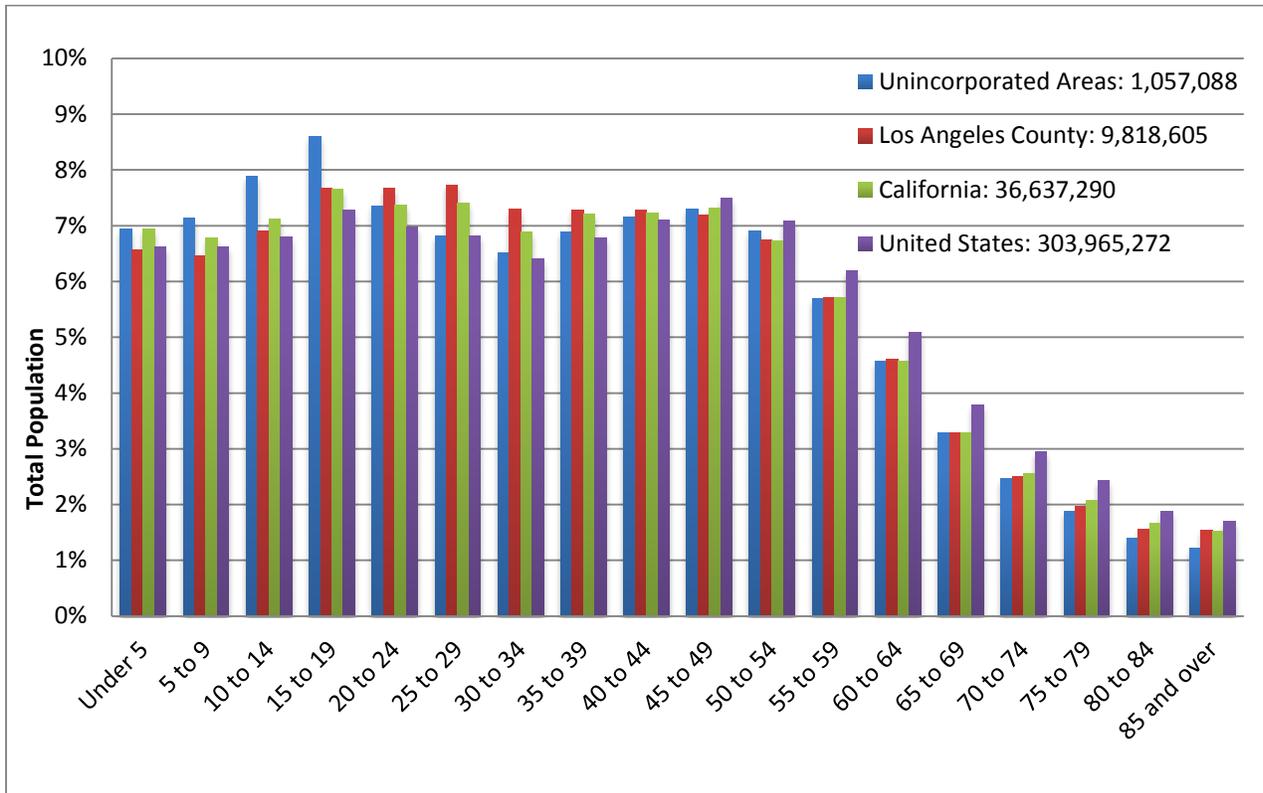
**Figure 3.4: Population characteristics of the unincorporated areas are comparable to the rest of Los Angeles County.**

## Age of Residents

The age of the population is useful for determining the types of housing that will be required during the Housing Element planning period. For example, younger individuals living alone (between 20 and 34) and seniors 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 single-family houses and condominiums.

According to the U.S. Census, 31% of the unincorporated areas population is age 19 and younger. The age group 20 to 49 makes up 42% of the unincorporated area population and the age group 50 to 64 makes up 18%. Those age 65 and over represent the smallest percentage of the unincorporated areas population at 9% (see **Figure 3.5**). The large population of young people creates a demand for smaller, more affordable housing, while the middle-aged population will continue to demand more variability in housing choices.

**Figure 3.5: Age of the Population, 2010**



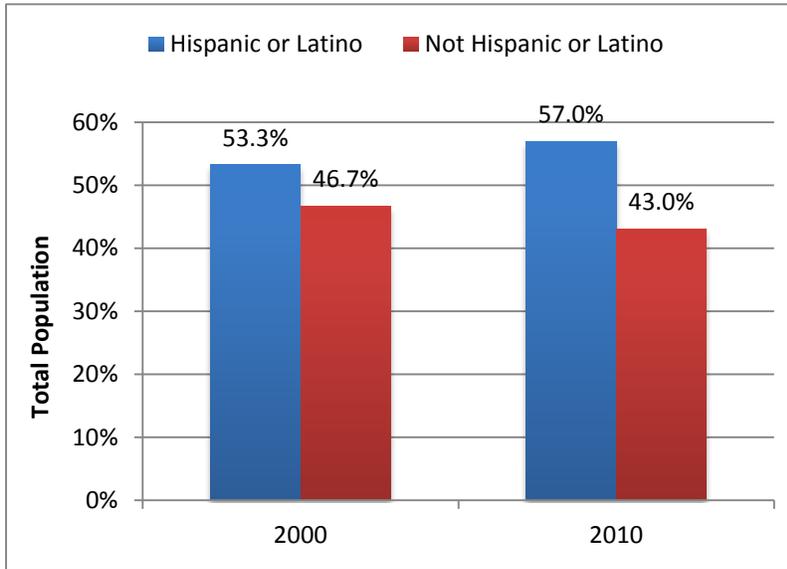
Source: U.S. Census 2010 - Summary File 1.

**Figure 3.5: A significant percentage of the population in the unincorporated areas is under the age of 19.**

## Race and Ethnicity of Residents

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups. According to the U.S. Census, between 2000 and 2010, the percentage of the total population in the unincorporated areas that identifies as Hispanic or Latino increased from 53% to 57%.

**Figure 3.6: Population by Ethnicity, Unincorporated Areas, 2000-2010**

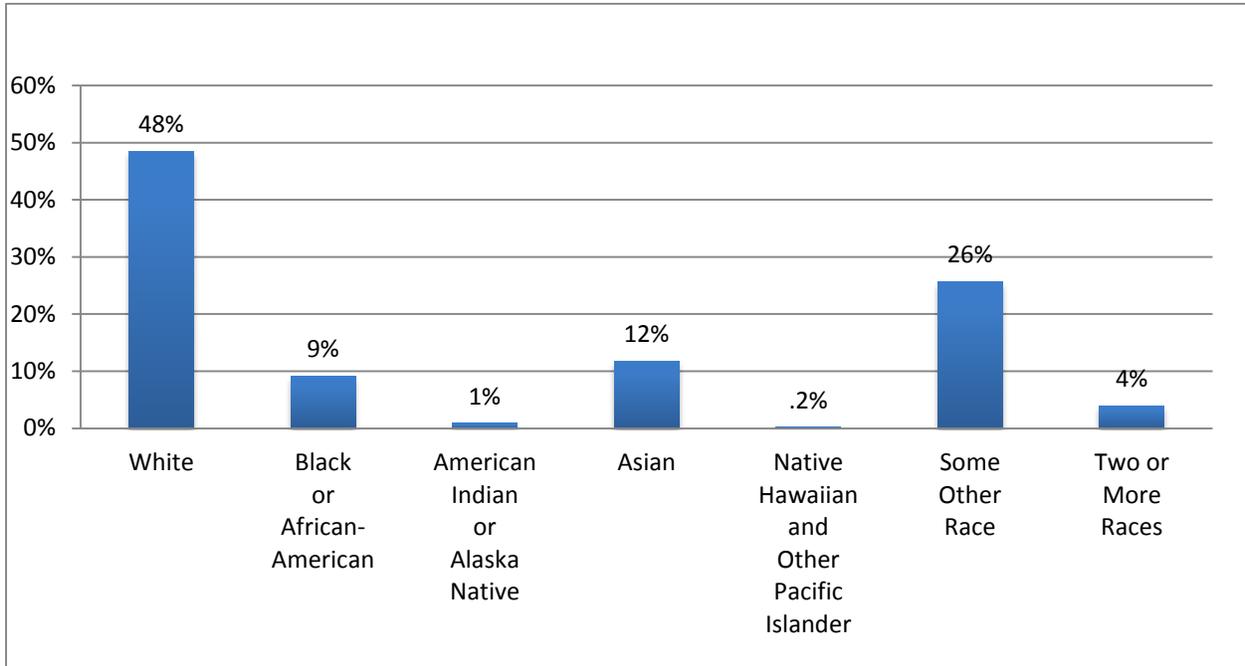


Source: U.S. Census 2000, 2010.

**Figure 3.6: Fifty-seven percent of the population in the unincorporated areas now identify as Hispanic or Latino.**

In 2010, of the total Hispanic and Non-Hispanic population, approximately 48% identified as White, 30% identified as Some Other Race or Two or More Races, 12% identified as Asian, 9% identified as Black, and 1% identified as American Indian or Native Hawaiian or Other Pacific Islander.

**Figure 3.7: Population by Race, Unincorporated Areas, 2010**



Source: U.S. Census 2010.

**Figure 3.7: Approximately 48% of the population identified as White, 12% identified as Asian and 9% identified as Black.**

## Persons with Special Needs

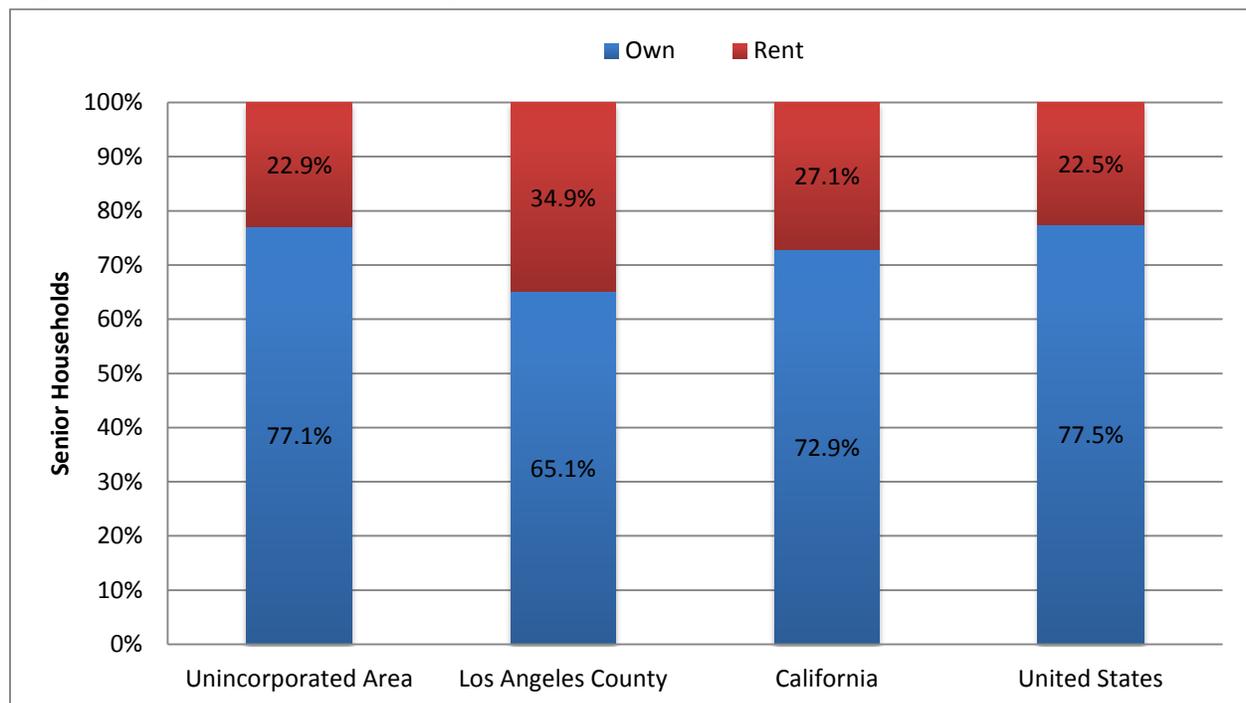
In addition to affordability and access issues that affect all populations in the unincorporated areas, those with special needs face greater challenges in finding available housing. Special needs groups include seniors, farmworkers, single parent households, large households, the homeless, and persons with disabilities. An analysis of these special needs populations is provided in the following sections. (For a discussion on special needs resources, please see the section “Resources for Special Needs Housing.”)

### Seniors

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

According to the 2010 U.S. Census, seniors account for 9% of the unincorporated areas population. Approximately 20% of unincorporated area households are headed by seniors. Of the senior-headed households, 77% are homeowners and 23% are renters, as shown in **Figure 3.8**. In addition to the problems associated with fixed or low incomes, many seniors are faced with various disabilities. According to the 2010 U.S. Census, approximately 38% of seniors countywide have a disability.

**Figure 3.8: Senior Households by Tenure, 2010**



Source: U.S. Census 2010, SF1 (Seg 44, H17).

**Figure 3.8: The rate of homeownership among seniors in the unincorporated areas is comparable to the national average.**

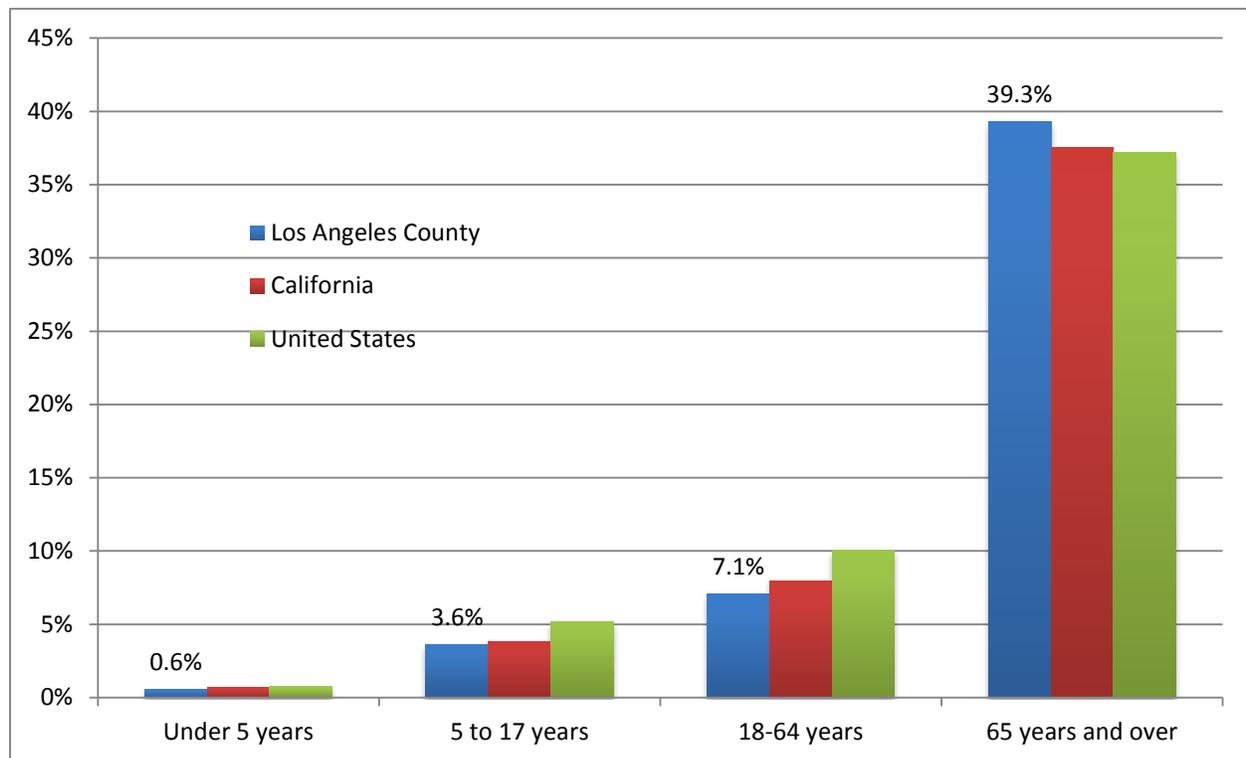
According to the U.S. Census, a substantial increase in the number of seniors will occur by 2030. The senior population in 2030 is projected to be twice as large as in 2000.<sup>5</sup> Similar trends are expected in the unincorporated areas and Los Angeles County. As the number of seniors and life expectancies increase, the demand for a variety of senior housing options will also increase.

In addition to traditional facilities that offer independent living units, it is likely that the demand for intermediate care and assisted living will also increase, as well as the demand for facilities offering a full range of living arrangements. The Housing Element addresses the needs of the senior population through various programs, such as the Density Bonus Ordinance, which provides regulatory incentives for senior citizen housing developments. As discussed in the Programs and Objectives section, the ZOUN will include the development of new housing types, including housing for seniors.

### Persons with Disabilities

Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income. As shown in **Figure 3.9**, seniors age 65 and over have a significantly higher rate of disability compared to younger populations.

**Figure 3.9: Percentage of Age Group with a Disability, 2010**



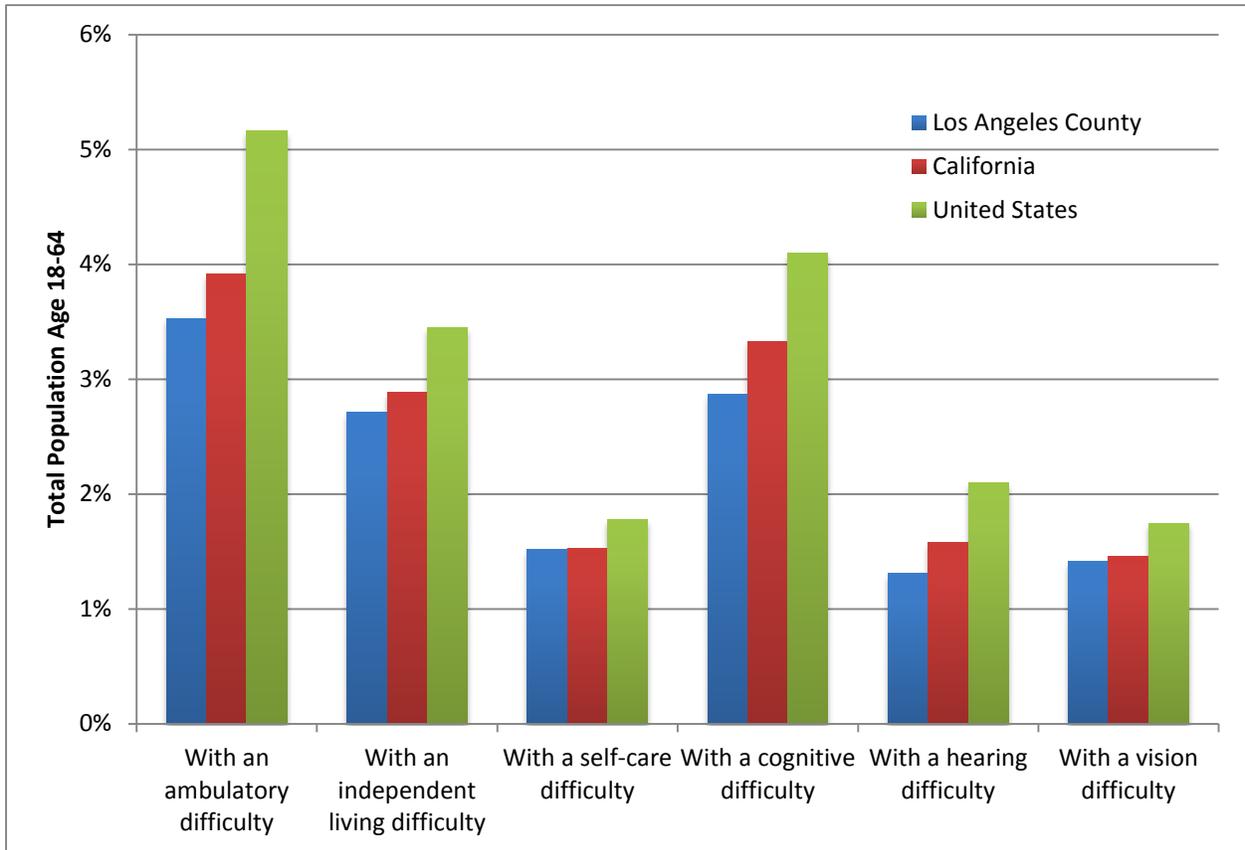
Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

**Figure 3.9: Nearly 40% of seniors living in Los Angeles County have at least one disability.**

<sup>5</sup> A Profile of Older Americans: 2011. U.S. Department of Health and Human Services. Administration on Aging.

As shown in **Figure 3.10**, the most pervasive disabilities for the population ages 18 to 64 include ambulatory, cognitive, and independent living difficulty.

**Figure 3.10: Disabilities Among 18-64 Year Olds, 2010**

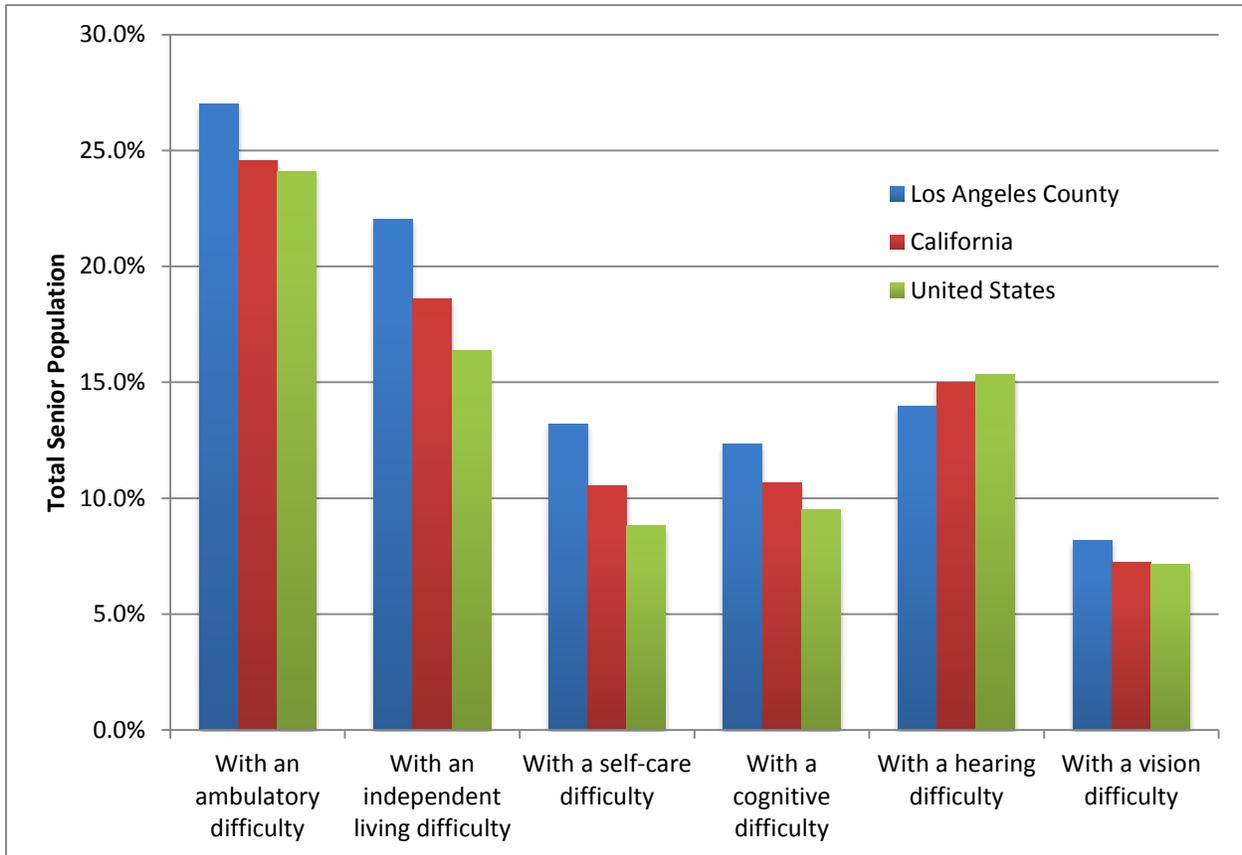


Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

**Figure 3.10: Los Angeles County has a lower rate of 18-64 year olds with a disability compared to the State and the rest of the country.**

As shown in **Figure 3.11**, ambulatory and independent living difficulties make up the majority of disabilities in the senior population.

**Figure 3.11: Disabilities Among Seniors Age 65 and Over, 2010**



Source: U.S. Census 2010, American Community Survey 2008-2010 (S1810).

**Figure 3.11: Disabilities generally occur at a comparatively higher rate among seniors in Los Angeles County.**

Persons with disabilities face unique problems in obtaining affordable and adequate housing. State and federal laws require that all new multi-family construction be accessible to persons with disabilities, but older units built prior to 1989 are rarely accessible to persons with disabilities. Furthermore, once a regular unit is completed, modifications are more expensive and not always feasible. Older units, particularly older multi-family structures, are expensive to retrofit for persons with disabilities 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 supportive services.

## **Developmental Disabilities**

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The State Department of Developmental Services (DDS) provides community-based services to approximately 250,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based locked facilities. The regional centers are private, non-profit organizations that contract with the state to offer a wide range of services. The developmental centers and the two locked facilities are state-owned and operated.

Los Angeles County is served by the following seven regional centers that provide point of entry services and ongoing support for persons with developmental disabilities.

- Eastern Los Angeles Regional Center  
Areas Served: East Los Angeles, Northeast Los Angeles, Whittier District and Alhambra Health Districts
- Frank D. Lanterman Regional Center  
Areas Served: Pasadena, Hollywood, Wilshire, Central Los Angeles, Glendale/Foothill Health Districts
- Harbor Regional Center  
Areas Served: Bellflower, Harbor, Long Beach, and Torrance Health Districts
- North Los Angeles County Regional Center  
Areas Served: San Fernando, Antelope Valley, Santa Clarita, Conejo Health Districts
- San Gabriel/Pomona Regional Center  
Areas Served: Foothill, El Monte and Pomona Health Districts
- South Central Los Angeles Regional Center  
Area Served: Compton, San Antonio, South Los Angeles, Southeast Los Angeles, and Southwest Los Angeles Health Districts
- Westside Regional Center  
Areas Served: Inglewood and Santa Monica West Health Districts

According to 2012 data collected from County-serving regional centers, there are approximately 73,000 persons with developmental disabilities receiving services countywide. These individuals are primarily concentrated in and around the Metro area, San Fernando Valley, West San Gabriel Valley and East San Gabriel Valley.

Persons with developmental disabilities can live and work independently or with support within a conventional housing environment. One important principle, which is derived from the Americans with Disabilities Act (ADA) and the Supreme Court decision in *Olmstead vs. Zimring*, and which applies to housing for persons with disabilities, is that of integration and full inclusion. County efforts to provide housing for persons with disabilities will take into account the need to provide a continuum of housing types for persons with disabilities that provides them with opportunities to live in the most integrated setting, and not in segregated housing or communities. Housing opportunities include market-rate and affordable housing (single-family and multi-family) without supports; shared housing; housing with individualized supports, such as supported living services or independent living services; supported housing with services available through the housing provider on or off site; group housing; and licensed housing for individuals with greater service needs.

The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all, new multi-family housing (as required by state and federal fair housing laws) is especially important in providing the widest range of choices for persons with developmental disabilities.

#### Resources for Persons with Disabilities

The County addresses the housing needs of persons with disabilities by allowing a variety of housing types. For example, the zoning ordinance considers licensed adult residential homes (serving six or fewer persons on a 24-hours-a-day basis) as a residential use that is permitted in all residential zones. Licensed adult residential homes for more than six persons are conditionally permitted in most residential and commercial zones. In addition, the zoning ordinance also allows for small family homes for six or fewer children with mental, developmental, or physical disabilities and who require special care and supervision as a result of such disabilities. Furthermore, on November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws and the State Housing Element Law.

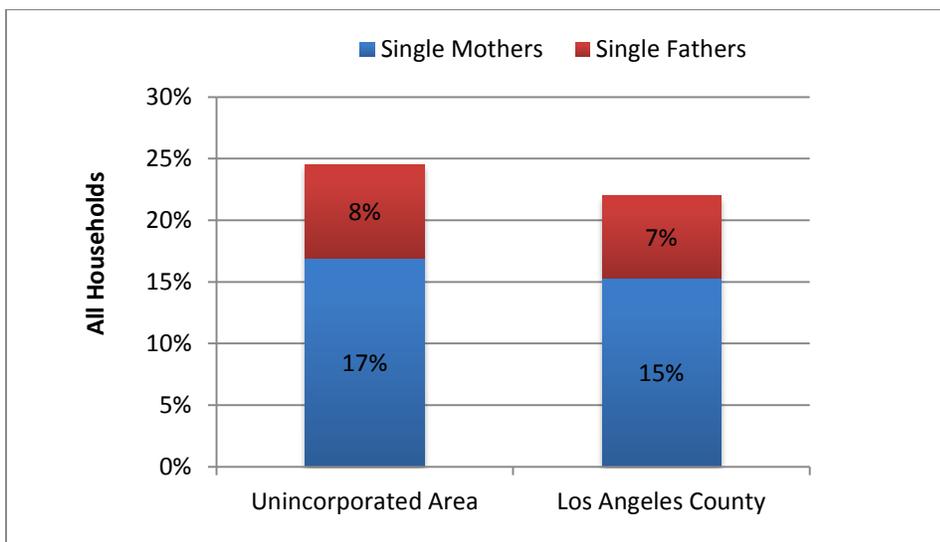
The County offers a home improvement program, which targets assisting persons with disabilities. Additionally, the CDC’s NOFA/RFP process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process award additional points for the incorporation of special needs housing and associated supportive services.

### 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 day care, health care, and other services that can augment their ability to support their household. Many single parent households are one-wage-earner households, and therefore tend to have lower incomes, which place them at a disadvantage for housing.

There are an estimated 73,454 single parent households in the unincorporated areas that account for nearly one-quarter of all households as shown in **Figure 3.12**. More than two-thirds of single parent households are headed by single mothers. The County's Ownership Housing Rehabilitation Assistance program and other programs target the needs of single parent households.

**Figure 3.12: Single Parent Households, 2010**



Source: U.S. Census 2010, SF 1 (Seg 5 - P18).

**Figure 3.12: The unincorporated areas have a higher rate of single parent households.**

### 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, which results from the greater wear-and-tear that more inhabitants can have on a unit. According to the 2010 U.S. Census, 25% of the households in the unincorporated areas had five or more people. As discussed in the Programs and Objectives section, the ZOUNP will include the development of new housing types, including housing for large households.

### Farmworkers

According to SCAG, there are approximately 2,246 farmworkers in the unincorporated areas; however, it is difficult to estimate the number of unaccompanied farmworkers. In addition, this number does not reflect the housing needs of the families of farmworkers. Los Angeles County has seen a significant decrease in agricultural workers. State Employment Development Department

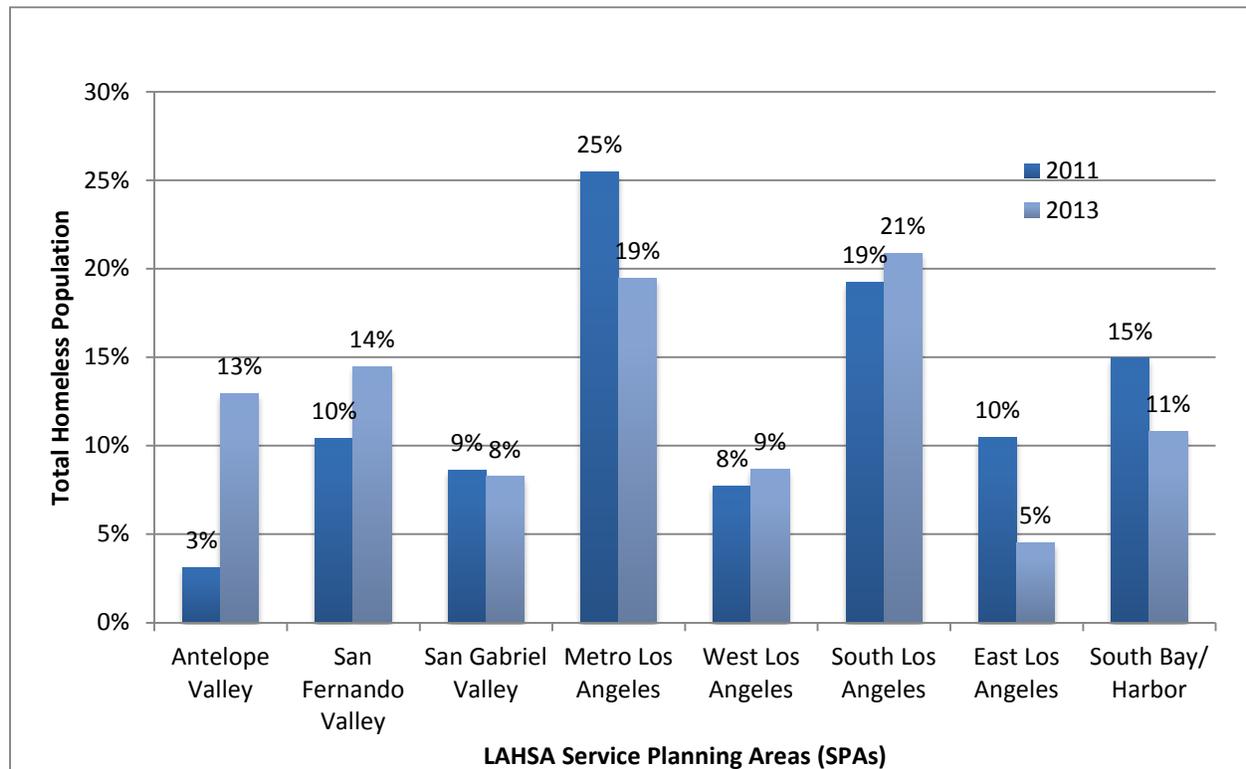
data shows that the number of farmworker jobs countywide has decreased 19%, from 7,700 to 6,200 between 2000 and 2010. Agricultural practices no longer account for a significant sector of Los Angeles County’s economy, and as more agricultural land is converted for non-agricultural uses, this sector will continue to decline. Existing farmworkers in Southern California are usually able to work year-round, thereby accruing a yearly salary, which is typically in the extremely low income category. Farmworkers typically move from farm to farm to find work, which points to the need for migrant farm worker housing. To address the housing needs of agricultural workers, the County established the Farmworker Housing Ordinance in 2010.

### Homeless

In 2013, the Los Angeles Homeless Services Authority (LAHSA) estimated that there are 58,423 homeless persons in Los Angeles County. This represents a 16% increase in homeless persons compared to the 2011 count. While the overall number of homeless persons has increased, the numbers of homeless veterans and families have decreased.

LAHSA’s Los Angeles Study Area provides estimates of the number of homeless by Service Planning Area (SPA), which includes both cities and the unincorporated areas. The total number of homeless people in SPAs has increased by 8,376, or approximately 18% between 2011-2013. As shown in **Figure 3.13**, the South Los Angeles and Metro SPAs are home to the greatest percentages of the homeless population.

**Figure 3.13: Homeless Population by LAHSA Service Planning Area (SPA), 2011 and 2013**

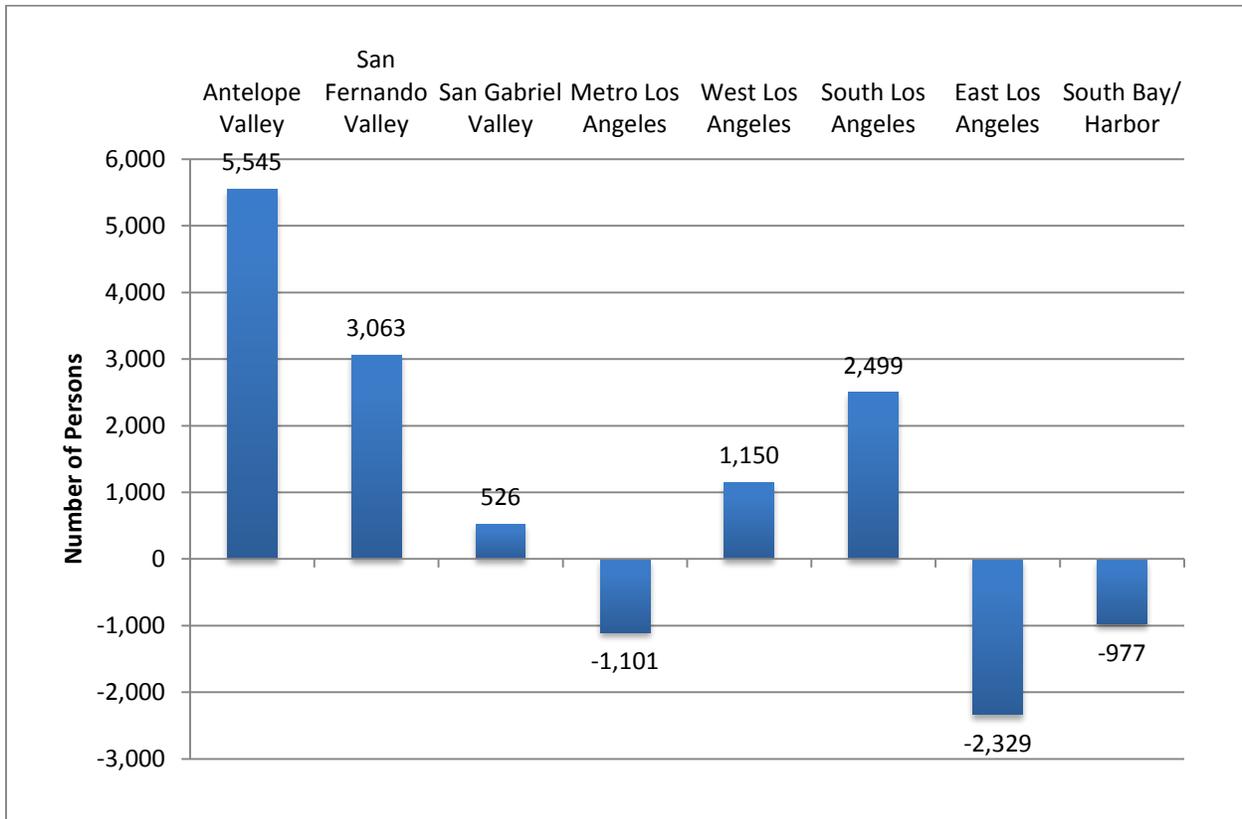


Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority.

**Figure 3.13: Twenty-one percent of people who are homeless live in the South Los Angeles SPA.**

As shown in **Figure 3.14**, the San Fernando Valley, San Gabriel Valley, Metro Los Angeles, and South Bay SPAs experienced an increase in the number of homeless from the prior count.

**Figure 3.14: Change in Homeless Population by LAHSA Service Planning Area (SPA), 2011-2013**



Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority.

**Figure 3.14: The number of homeless people has increased the most in the Antelope Valley area.**

According to the 2013 LAHSA report, approximately 24% of all homeless people are “chronically homeless.” These individuals often have the most severe disabilities, including mental disabilities and substance abuse issues. Adult single men represent the fastest growing segment of the homeless population, increasing from 59% to 68% between 2011-2013.

Providing shelter for the homeless is a difficult task. In 2013, an estimated 64% of homeless people in Los Angeles County were unsheltered. The lack of affordable housing and the economic recession have factored into the large number of unsheltered homeless. The following Housing Element programs, which are discussed in greater detail in the Programs and Objectives section, specifically target the needs of the homeless:

- First 5 LA Supportive Housing for Homeless Families Fund
- Section 8 Project-Based Rental Housing Assistance
- Shelter Plus Care – Supportive Housing Program

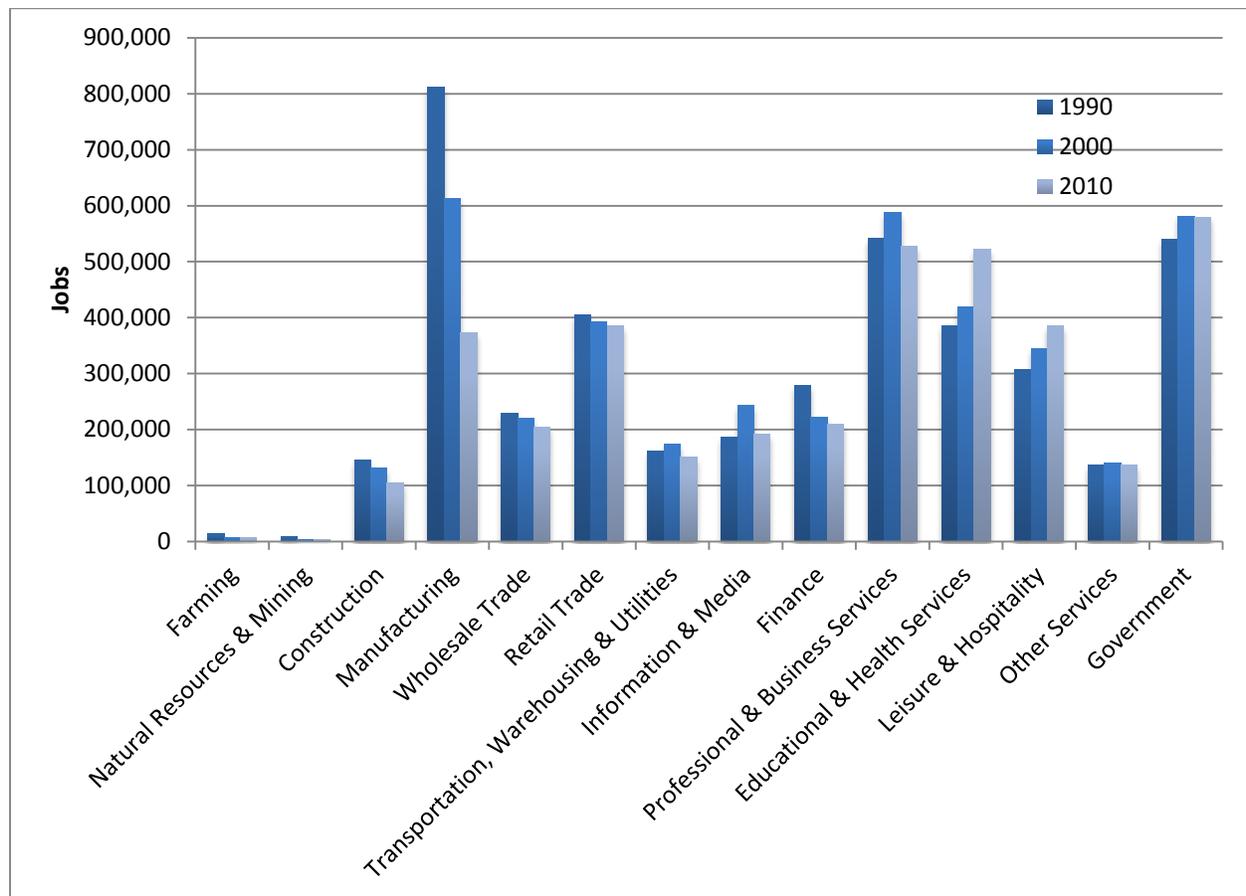
- Winter Shelter Program

## Employment Characteristics

### 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. 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, as shown in **Figure 3.15**. However, the County has seen the growth of new sectors, such as Educational and Health Services, and Leisure and Hospitality. The resulting profile of employment has varied implications for the County and its housing needs.

**Figure 3.15: Jobs by Employment Sector, Los Angeles County, 1990-2010**



Source: State of California Employment Development Department, 2012.

**Figure 3.15: Educational and Health Services, and Leisure and Hospitality are the only sectors that have seen a steady increase.**

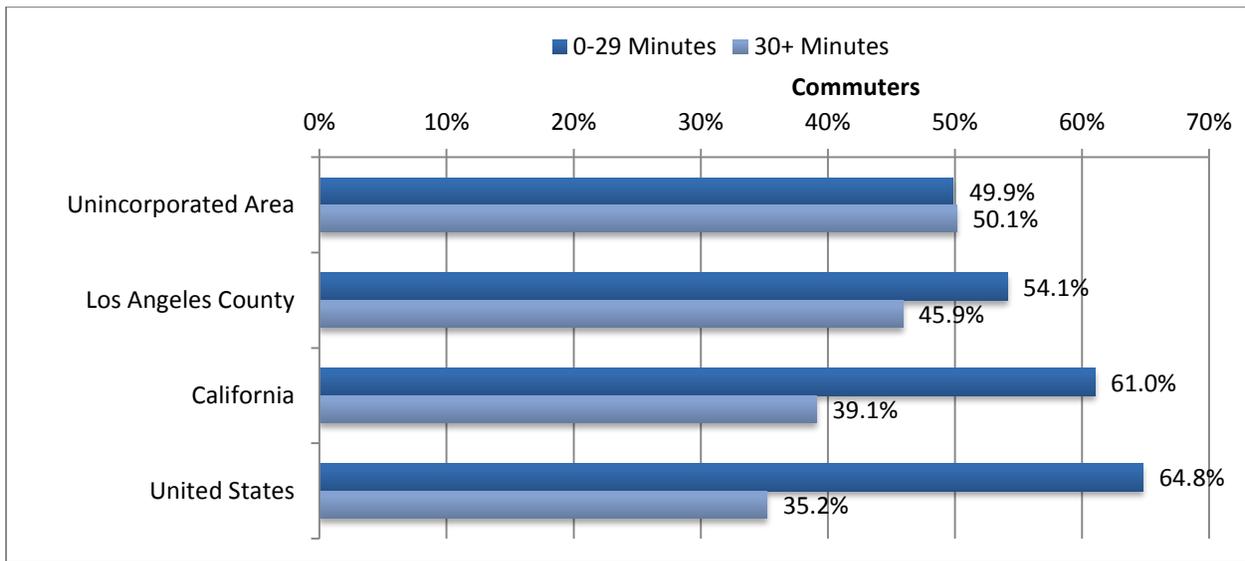
Historically, significant industries have declined in Los Angeles County, while several industries have emerged as new leaders. The most substantial losses were in manufacturing, which lost nearly 240,000 jobs between 2000 and 2010. The Professional and Business Services, Information and

Media, and Construction sectors also saw large job losses. The only sectors that saw sustained gains in employment were Educational and Health Services, and Leisure and Hospitality.

### Commuting Patterns

Ideally, housing should be located within a short distance of employment opportunities to alleviate congestion on roadways. However, residents in many unincorporated areas commute long distances to get to work. **Figures 3.16** and **3.17** show that just over half of commuters living in the unincorporated areas drive 30 minutes or more to get to work. Fifteen percent drive more than an hour.

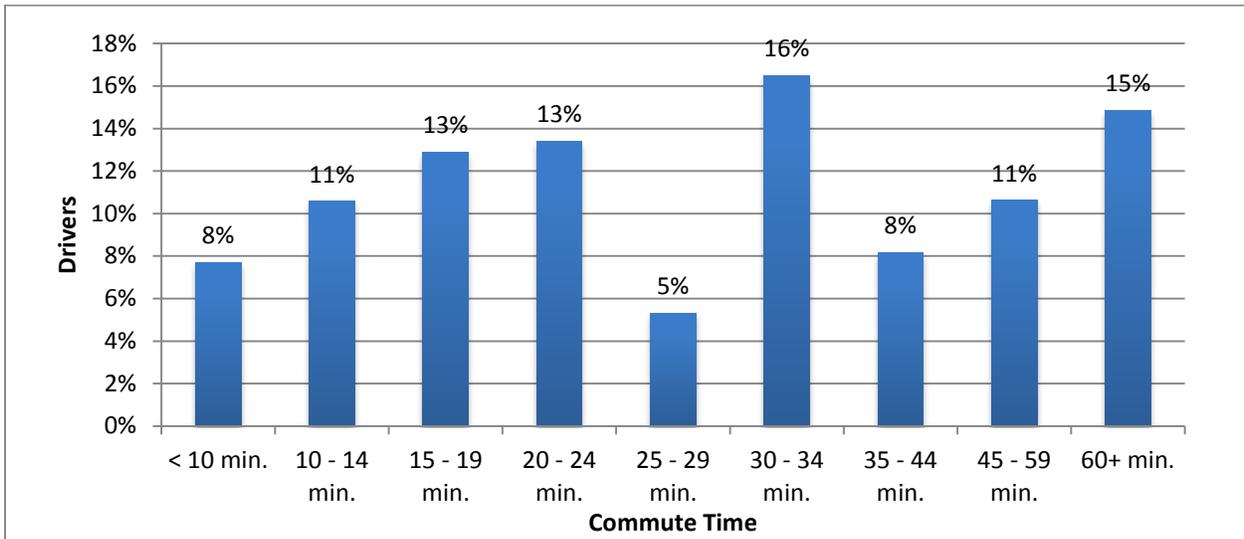
**Figure 3.16: Drive Time to Work, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).

**Figure 3.16: Commuters living in the unincorporated areas spend more time driving to work.**

**Figure 3.17: Drive Time to Work (Detail), Unincorporated Areas, 2010**



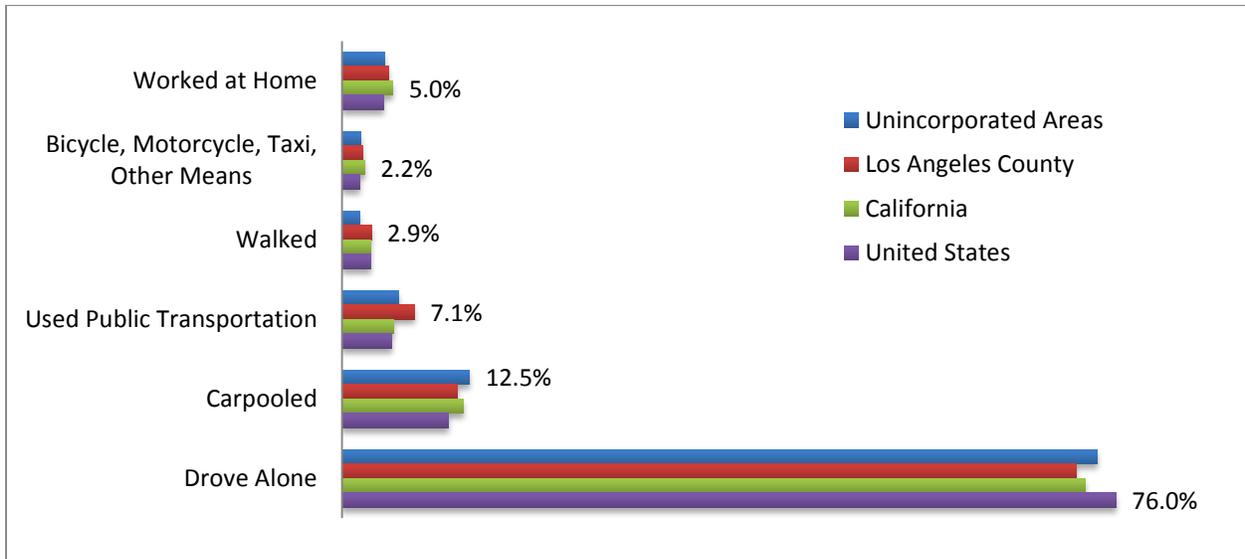
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).

**Figure 3.17: More than one-quarter of commuters in the unincorporated areas spend more than 45 minutes driving to work.**

The transportation modes to get to work in the unincorporated areas heavily favor automobile trips. Eighty seven percent of trips to work are made by automobile, with 74% of commuters driving alone and 13% carpooling. The remaining 13% of non-automobile trips to work are made using alternative transportation, such as transit, biking, walking, or telecommuting.

**Figure 3.18** shows that most Americans drive to work alone. However, California has a higher rate of telecommuters and Los Angeles County has a higher rate of public transit use. Notably, the unincorporated areas have the highest rate of commuters who carpool.

**Figure 3.18: Methods of Commuting, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 26, B08101).

**Figure 3.18: The unincorporated areas have the highest rate of commuters who carpool.**

## Household Characteristics

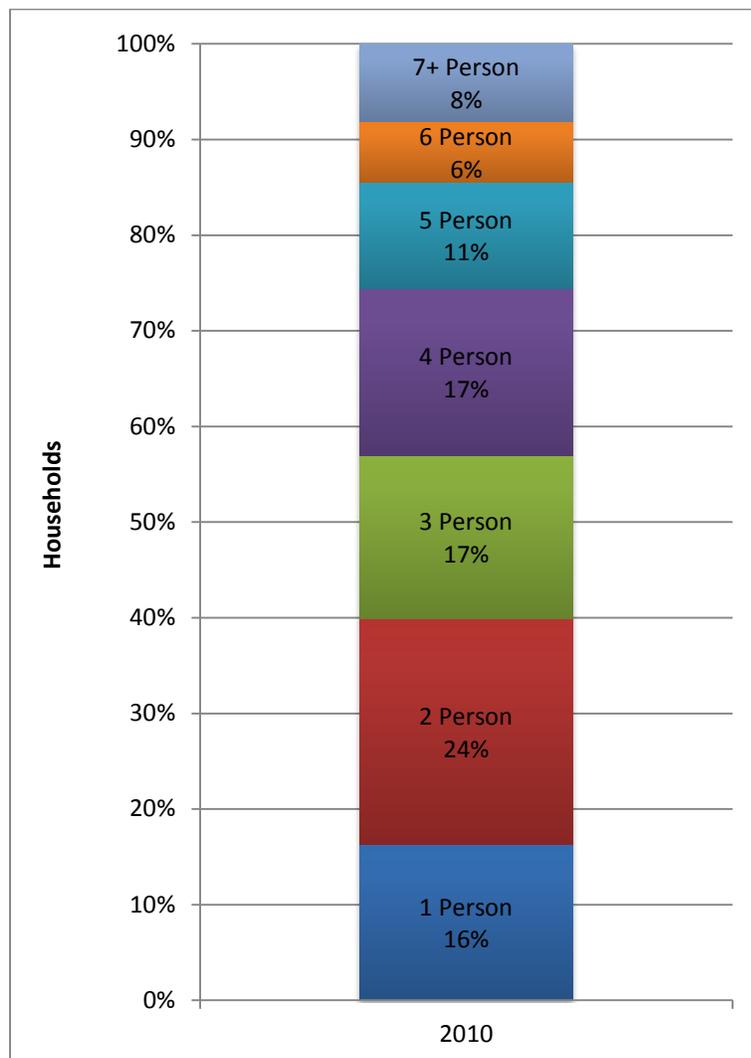
### Existing Households

In 2010, there were 299,358 households in the unincorporated areas, which account for approximately 9% of the households in Los Angeles County. Between 2000 and 2010, the number of households in both the unincorporated areas and Los Angeles County as a whole, increased by approximately 4%.

### Household Size and Composition

The size of a household determines the type of housing unit that is needed. As shown in **Figure 3.19**, the most common household size in the unincorporated areas is the two-person household, which accounts for 24% of all unincorporated households. Households of three or more make up about 60% of all unincorporated households.

**Figure 3.19: Households by Household Size, Unincorporated Areas, 2010**



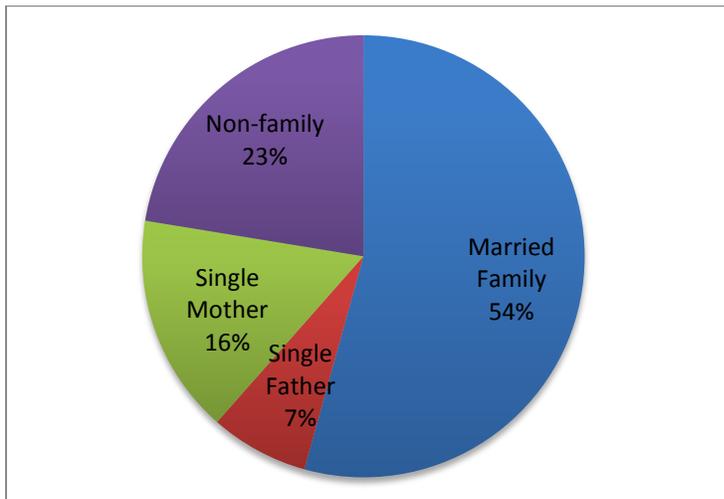
Source: U.S. Census 2010, SF1 (Seg 44, H16).

**Figure 3.19: Small households of less than four persons make up more than half of all households in the unincorporated areas.**

The frequency of large households in the unincorporated areas is significant to the Housing Element. Over one quarter of the population in the unincorporated areas need a housing unit with several bedrooms that can accommodate a large household.

The composition of households also determines the type of housing unit that is needed. As shown in **Figure 3.20**, families account for 78% of households, with nearly one-quarter headed by single parents.

**Figure 3.20: Households by Type, Unincorporated Areas, 2010**

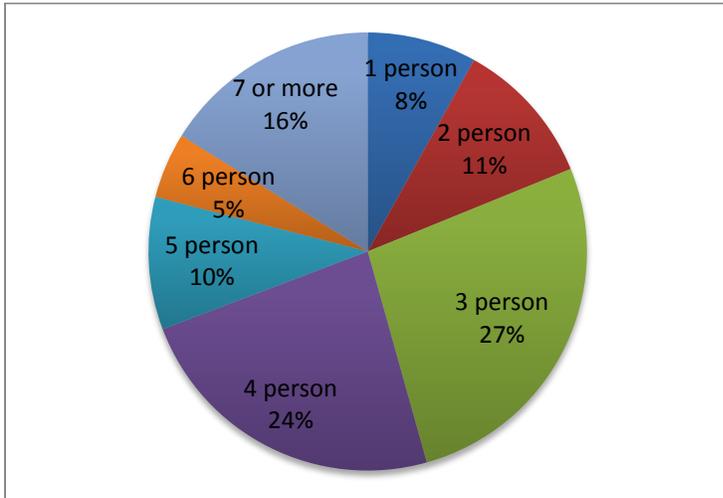


Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

**Figure 3.20: Nearly one quarter of households in the unincorporated areas are headed by single parents.**

According to the U.S. Census, from 2000 to 2010, there were roughly 12,000 new households added in the unincorporated areas. As shown in **Figure 3.21**, nearly one-third of those were large households with five or more persons. More than half of new households had three or four people.

**Figure 3.21: New Households by Size, Unincorporated Areas, 2000-2010**



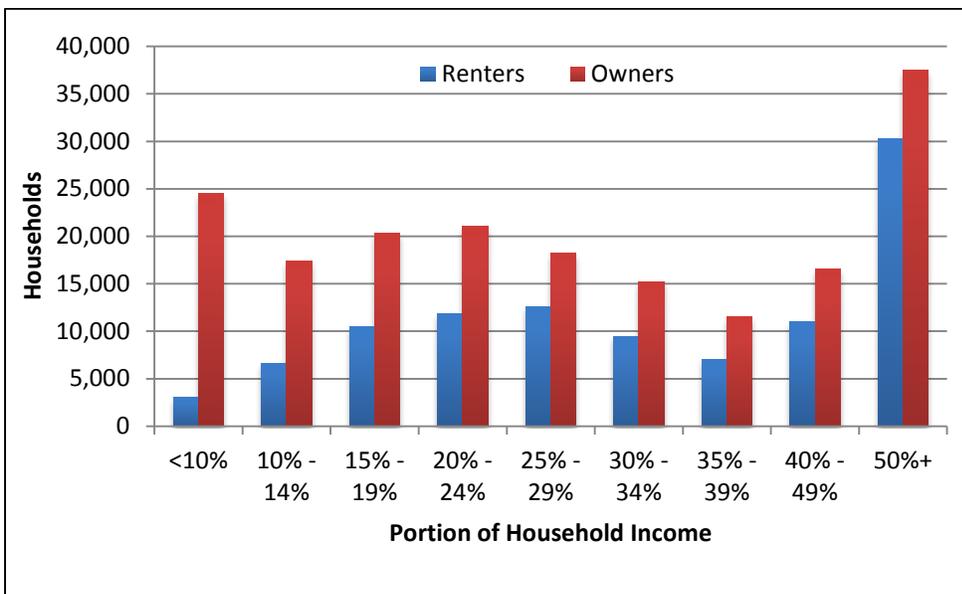
Source: American Community Survey, 2006-2010 (B25009).

**Figure 3.21: Nearly one-third of households added since 2000 were large households with five or more persons.**

### Household Income

Area Median Income (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. As shown in **Figure 3.22**, the largest segment of households spend over 50% of their income on housing, and nearly half of the households spend over 30% of their income on housing. With over a third of households considered low income, spending 30-50% of income on housing costs is a tremendous financial burden.

**Figure 3.22: Household Income Spent on Housing, Unincorporated Areas, 2010**



Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.

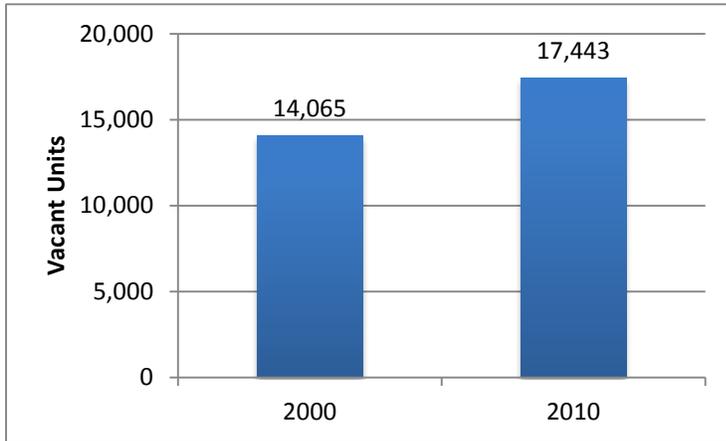
*Figure 3.22: Nearly half of all households spend more than 30% of their household income on housing.*

## Housing Supply

### Housing Units Added

Between 2000 and 2010, the number of housing units in the unincorporated areas increased by 5%. As shown in **Figure 3.23**, despite this steady growth, the number of vacant housing units increased and raised the vacancy rate to 6% in the unincorporated areas. It can be inferred that the nationwide foreclosure crisis contributed to the increase in the vacancy rate.

**Figure 3.23: Vacant Units, Unincorporated Areas, 2000-2010**



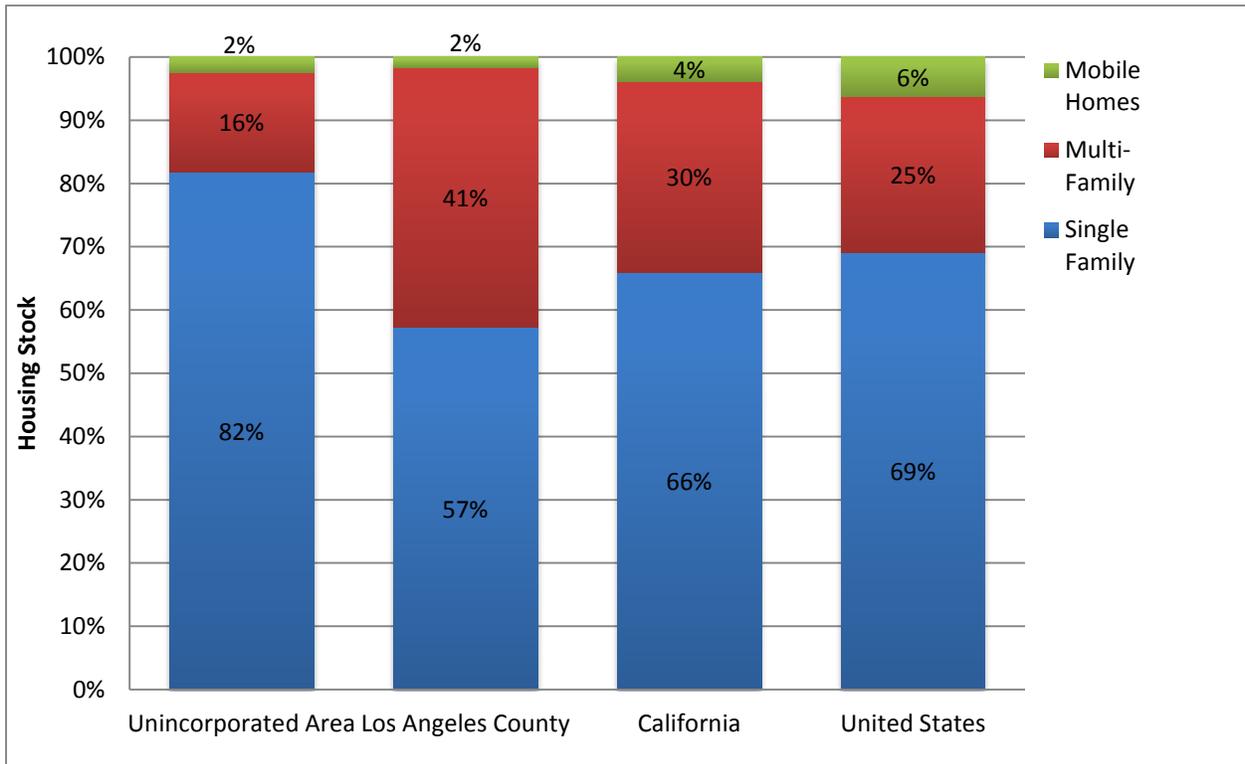
Source: U.S. Census 2000, 2010.

**Figure 3.23: Six percent of housing units in the unincorporated areas are vacant.**

## Types of Housing

As shown in **Figure 3.24**, a majority of the housing stock in the unincorporated areas are single-family homes, with only 16% of the housing stock being multi-family. The lack of housing diversity is a common theme found throughout many unincorporated areas.

**Figure 3.24: Housing Stock by Type, 2010**

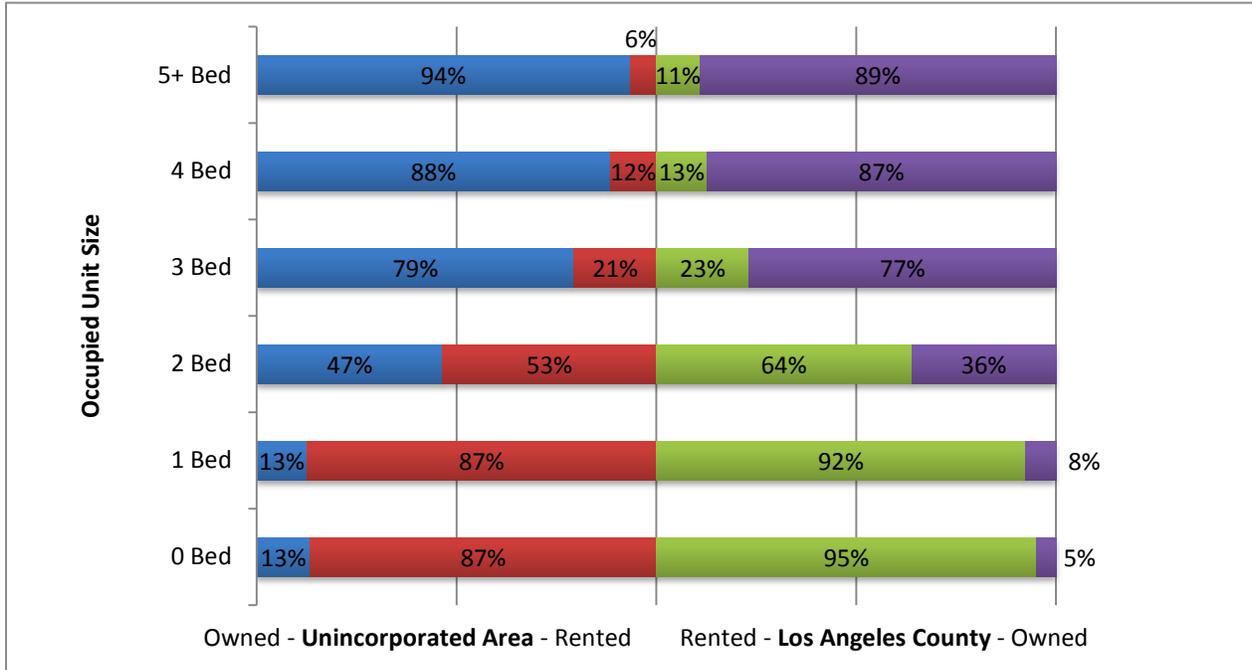


Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 33, B11011).

**Figure 3.24: Single-family residences account for over 80% of the housing stock in the unincorporated areas.**

In addition to the type of housing, the size of the unit has implications on affordability and access. As shown in **Figure 3.25**, in general, renter-occupied units are smaller than single-family homes. This makes rental units more likely to be affordable, but they may not be ideally sized for larger households. Most owner-occupied units have three or more bedrooms, which are appropriate for larger households, but also tend to be less affordable.

**Figure 3.25: Housing Stock by Number of Bedrooms and Tenure, 2010**



Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq 97, B25041 - B25042).

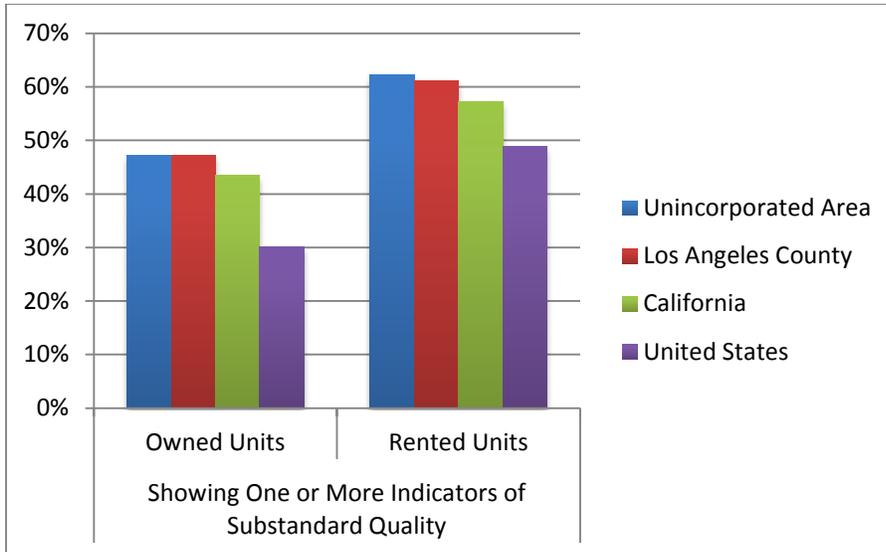
**Figure 3.25: Larger units tend to be occupied by owners, while smaller units are occupied by renters.**

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

## Substandard Housing

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. Apartments and condominiums with five or more units are regularly inspected; however, single-family homes are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. When issued citations, building owners are regularly referred to the Community Development Commission (CDC) when applicable programs can provide rehabilitation assistance.

**Figure 3.26: Physical Indicators of Housing Quality, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 102, B25123).

**Figure 3.26: The unincorporated areas have a comparatively higher rate of housing stock showing one or more indicators of substandard quality.**

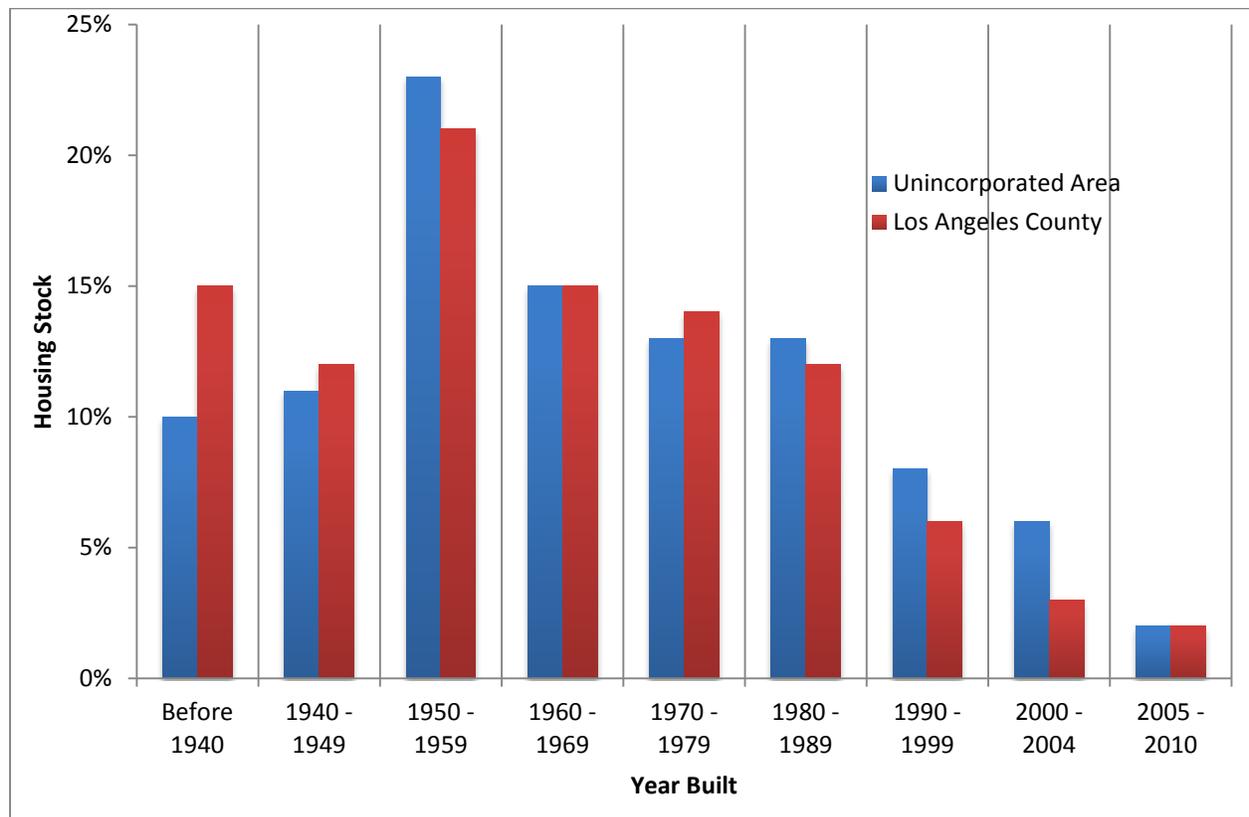
County Nuisance Abatement Teams (NATs) target specific neighborhoods and properties with multiple violations, including housing code violations. County agencies involved in NATs include Public Works, Regional Planning, Fire, Public Health, CDC, Sheriff, and the District Attorney. Other County agencies, such as Animal Care and Control and the Treasurer and Tax Collector/Business Licensing Division, are contacted as needed. The NATs 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. There are 23 established NATs 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. Over 70% of the housing stock in the unincorporated areas was built prior to 1980, with more than half at least 50 years old, and therefore may be susceptible to deterioration.

Rehabilitation, maintenance, and replacement could become a critical issue in the unincorporated areas before the end of the Housing Element planning period. **Figure 3.27** depicts the age of the housing stock in the unincorporated areas. The County may need to address the preservation of homes that are considered historical in the near future.

**Figure 3.27: Housing Stock by Age, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq97, B25034).

**Figure 3.27: Most of the housing in Los Angeles County is more than 30 years old.**

## Housing Supply and Demand Indicators

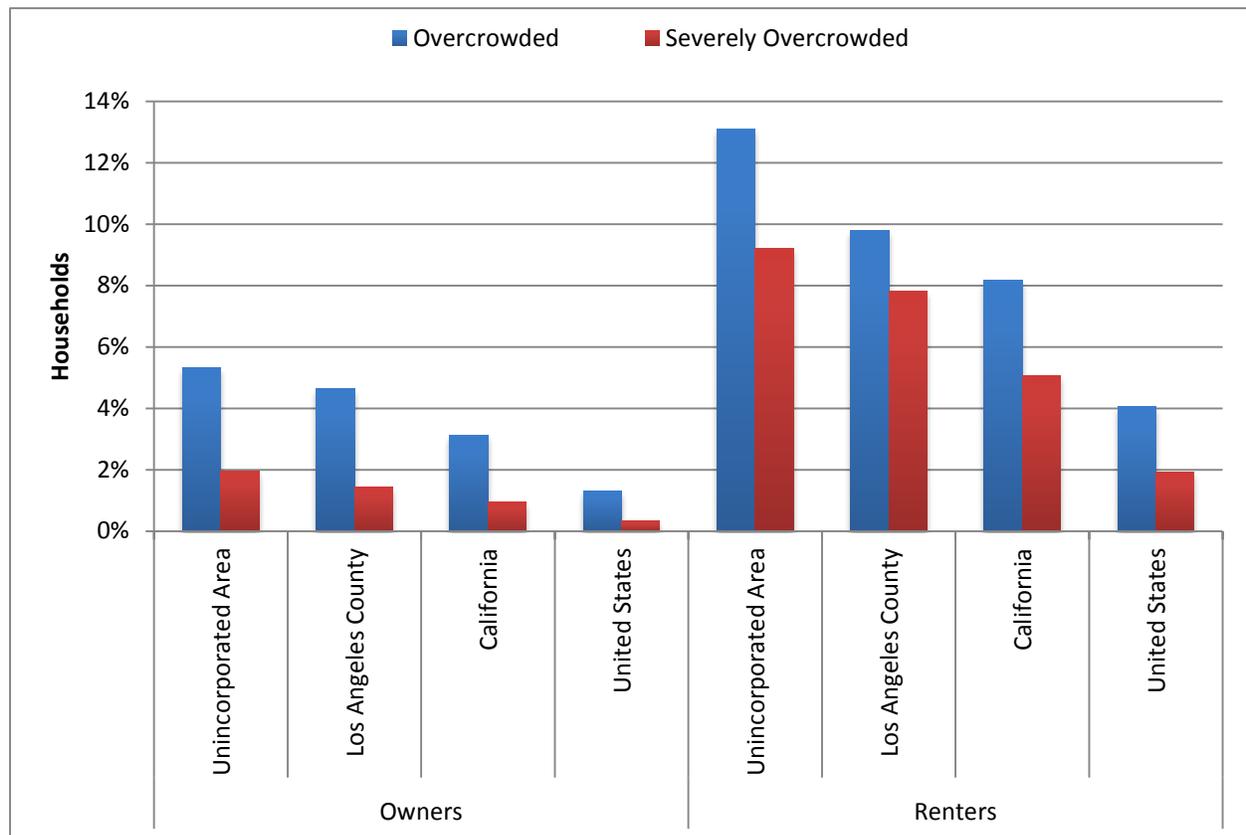
### Tenure

According to the 2010 U.S. Census, 65% of households in the unincorporated areas own their homes. Historically, the Los Angeles County as a whole has had the lowest homeownership rate in the State, and within the country. This is in part due to its large transitory and immigrant populations, but also due to the lack of affordable housing options.

### Overcrowding

“Overcrowded” is defined as 1 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. According to the 2010 U.S. Census, 12% of unincorporated households were living in overcrowded quarters. Overcrowding was more common among renter-occupied units than owner-occupied units.

**Figure 3.28: Overcrowding in Households by Tenure, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 95, B25014).

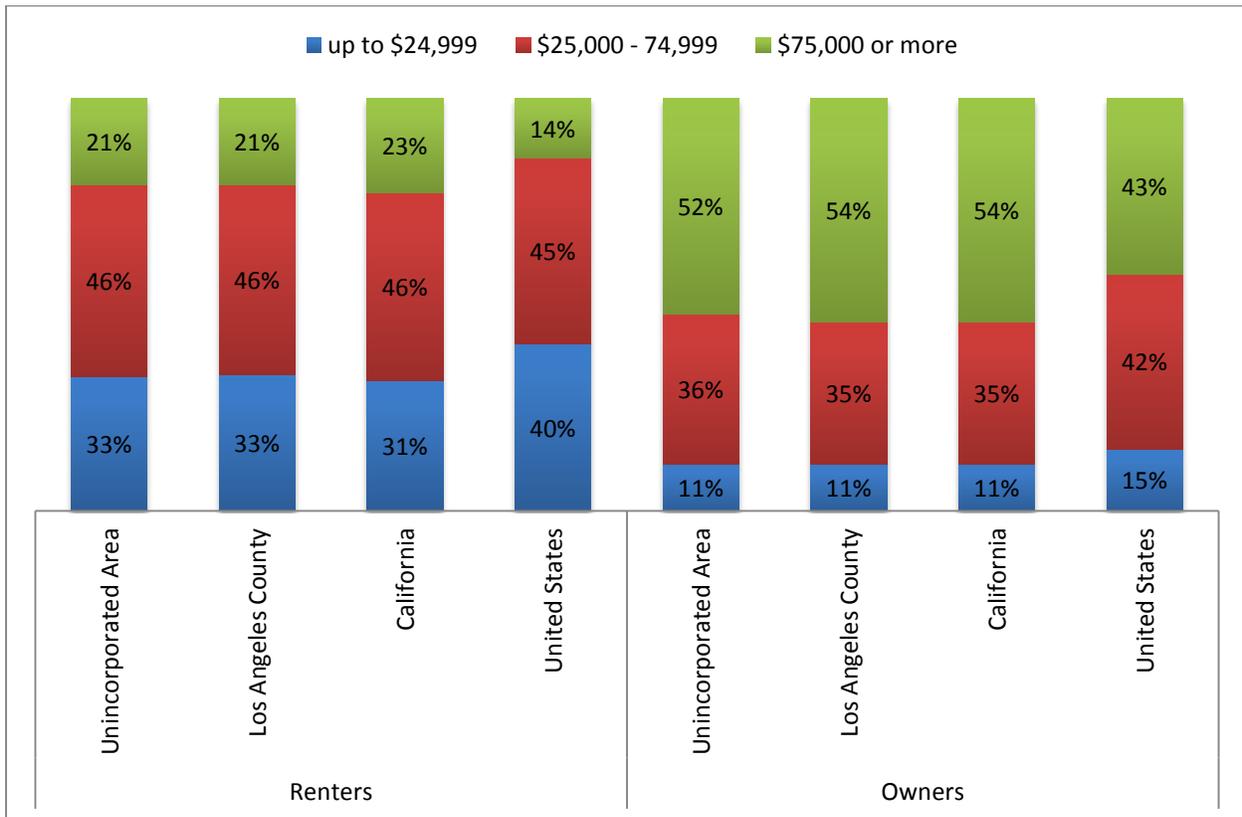
**Figure 3.28: The unincorporated areas have a higher incidence of overcrowded and severely overcrowded housing units.**

## Overpayment

According to the 2010 U.S. 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.

Income directly affects a household's access to housing, as shown in **Figure 3.29**. A family of four earning the Area Median Income of \$64,800 is statistically more likely to rent their home.

**Figure 3.29: Tenure by Household Income, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 101, B25118).

**Figure 3.29: Households of four in California earning \$64,800 annually are more likely to rent their home.**

## Housing Cost

During the mid 2000s, home prices in Los Angeles County were at an all-time high. Then the foreclosure crisis and economic recession hit. Due to pressures placed on homeowners and the struggling economy, home prices steadily dropped countywide. However, as of 2012, there has been a trend of increased home sales and home sale prices. According to DataQuick, the median home price in Los Angeles County for 2012 was \$325,000, which is approximately 40% lower than in 2006 when the median price was \$541,000. While home sales have been improving, the job market and economy are still struggling, which makes homeownership difficult for low income households.

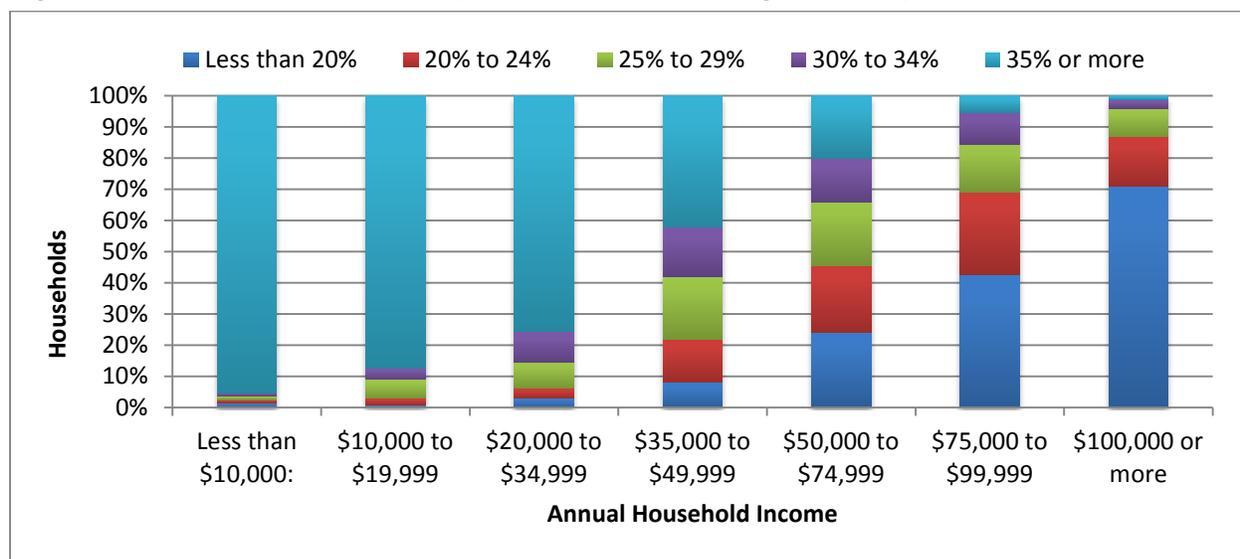
Housing affordability emerged as a common theme from community members during the Housing Element outreach process. Community members indicated that contributing factors to housing affordability include the lack of housing diversity, lack of developable land, a lengthy entitlement process, and disproportionate fees/permitting costs.

## Rental Cost

The foreclosure crisis and economic recession in recent years have resulted in high foreclosures and job loss throughout the unincorporated areas. This has created a higher demand for affordable housing and, in particular, rental housing. The shortage of affordable housing has increased rents and further reduced housing choices for the region's low income households. As a result, rental cost is one of the largest expenses for households in the unincorporated areas.

More than half of all unincorporated households pay more than 30% of their income on rent. In 2012, the fair market rent of a two-bedroom apartment in the Los Angeles – Long Beach PMSA was \$1,421 (\$17,052 annually), which is an 11% increase since 2005. **Figure 3.30** shows the percentage of income paid for rent in the unincorporated areas. Over 60% of renter households in the unincorporated areas make less than \$50,000 a year. A household earning \$50,000 a year needs to spend over 30% of their income to afford a fair market rate two-bedroom apartment in Los Angeles County.

**Figure 3.30: Portion of Income Spent on Rental Housing, Unincorporated Areas, 2010**



Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 99, B25074).

Figure 3.30: Lower income households spend a much greater percentage of their income on housing.

## Affordable Housing Inventory

### Affordable Housing Developments

The CDC 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 3.1**, there are 76 affordable housing projects in the unincorporated areas that provide a total of 2,589 units deed-restricted as housing for low income households.

### Affordable Housing at Risk of Converting to Market-Rate

The 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 (January 1, 2014 through January 1, 2024).

As shown in **Table 3.1**, there are at least 18 affordable projects with a total of 582 affordable units at risk of converting to market-rate housing between January 1, 2014 and January 1, 2024. 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.<sup>6</sup> HOME-funded projects are often developed by non-profit organizations. Projects owned by non-profit organizations are more likely to remain as affordable housing even after the affordability controls expire.

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
Potrero Senior Housing (Jasmine)	53	52	HOME; Industry; MFR Bond	50%;60%	6/1/2013; 12/31/2050
1321 - 1323 E. 68th Street	3	3	HOME	80%	11/13/2014
CP2433	Unknown	2	DB	50%;80%;120%	2014
753-757 Fetterly Street, East LA	Unknown	20	DB	50%;80%;120%	2014
17th St. East & Avenue Q	Unknown	14	DB	50%;80%;120%	2014
202 E Sacramento St. E. Altadena	Unknown	2	DB	50%;80%;120%	2014
2349-59 Miravista Avenue	Unknown	3	DB	50%;80%;120%	2015
Las Virgenes & Thousand Oaks	Unknown	153	DB	50%;80%;120%	2015
Oak Spring & Soledad Canyon	Unknown	29	DB	50%;80%;120%	2015
Soledad Canyon & Oak Springs Canyon	Unknown	25	DB	50%;80%;120%	2015
SW of Ventura Fwy & Las Virgenes Rd	Unknown	120	DB	50%;80%;120%	2015

<sup>6</sup> 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.

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
14733-14803 Chadron Ave	Unknown	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
Palms Apartments	338	338	MFR Bond	50%	12/1/2028
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
Step Out Apartments	11	11	HOME; Industry	50%	5/15/2030
Avalon Seniors	42	41	HOME	40%	12/20/2030
Valencia Village 23700 San Fernando Road Santa Clarita	75	75	Section 8	50%	11/1/2031
4328 E 4th Street, East LA	5	4	DB	50%;80%;120%	2032
Imperial Highway Apartments	46	45	HOME; MFR Bond	60%	12/4/2032
Castaic Lake Seniors	150	11	HOME; MFR Bond	50%	1/6/2033
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
Hale Morris Lewis Manor	41	40	HOME; Industry; MFR Bond	40%	12/31/2050
Villa Serena Apartments	85	83	HOME; MFR Bond	30%;60%	12/31/2050; 12/1/2056
Mariposa	6	6	HOME; HUD 811	50%	2054
Van Ness St. Apartments I	2	2	HOME; CDBG	50%	2054

Address	Total Units	Assisted Units	Funding Source(s)	Income Target (% of AMI)	Potential Expiration of Affordability
103rd St. Apartments	2	2	CDBG	50%	2056
Mednik/Gleason	9	9	HOME; CDBG	50%	2056
Compton Garden	18	18	HOME; Industry	50%	2057
Haas Apartments	2	2	HOME	50%	2059
Van Ness St. Apartments II	2	2	HOME	50%	2059
Seasons @ Compton	54	54	HOME; Industry	50%	2065
Immanuel House of Hope (85th & Holmes)	6	6	HOME; Industry	50%	10/30/2057
Las Flores	25	24	HOME; Industry	40%;50%	6/26/2058
Harmony Creek/Los Robles	75	74	HOME; Industry; MFR Bond	50%;60%	6/1/2059
Casa Dominguez	70	69	HOME	50%	11/14/2061
1717 E 61st St, Los Angeles	30	29	HOME	50%	2061
4500 Via Marina MDR	112	18	DA	60%	2062
10426 S Normandie Ave. Los Angeles	62	61	HOME; Industry	30%;45%;50%	2063
15810 Frailey Ave, Compton Seasons at Compton by LINC Housing	84	32	HOME; Industry	35%;50%	2063
5051 E 3rd St, Los Angeles	60	60	HOME; Industry; CDBG; TI	30%;40%;50%	2063
6705 W Avenue M, Quartz Hill	75	74	HOME	50%	2064
1256 Imperial Hwy, Los Angeles	72	71	HOME	30%;45%50%	2069
El Segundo Terrace	25	11	HOME	50%;60%	Unknown
Fellowship Homes	11	11	HOME	60%	Unknown
Hojas de Plata Apartments	52	52	HOME	50%	Unknown
L.A. Retarded Citizens Foundation	13	13	HOME	60%	Unknown
Los Girasoles	11	11	HOME; Industry	45%;50%	Unknown
Stovall Development Corp (Fairmont)	109	100	HOME	80%	Unknown
22433 South Vermont Avenue, Torrance	224	22	Unknown	Unknown	Unknown
<b>TOTAL</b>	<b>3,327</b>	<b>2,589</b>			

Source: Department of Regional Planning, Community Development Commission, October 2012.

Total At-Risk Affordable Units	582
Estimated Monthly Rent Assuming 50% Lower and 50% Very Low Income	\$466,764
Estimated Monthly Fair Market Rent	\$827,002
Monthly Subsidies Required	\$360,238
Annual Subsidies Required	\$4,322,856
20 Year Subsidies Required	\$105,034,031

## Preservation Options

**Table 3.2** estimates the rent subsidies required to preserve the affordability of the 582 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$4.3 million in rent subsidies would be required annually. Assuming a 20-year duration of affordability, the total subsidy is about \$105 million.

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. Another preservation option for at-risk units is to transfer the ownership to a non-profit organization or purchase similar units by a non-profit 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.

The rent subsidies analysis in **Table 3.2** assumes the following:

- Half of the at-risk units are affordable to very low income households and half to lower income households.
- All at-risk units are assumed to be two-bedroom, three person units.
- The monthly affordable rental cost limits are \$729 for very low income households and \$875 for lower income households, based on the 2013 Los Angeles County Affordable Rent/Housing Cost Limits.
- The level of subsidy required to preserve the at-risk units is estimated to equal the 2013 HUD Los Angeles County fair market rate for a two bedroom unit, which is \$1,421, minus the housing costs affordable by very low and lower income households.
- The future value calculation for 20-year subsidies is based on an inflation rate of 2% based on average consumer price index for the past three years.

## Replacement Options

Replacement as a strategy to preserve or replenish the affordable housing inventory requires financial resources, as well as non-profit developer participation, and the 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 582 at-risk units (worst-case scenario) would require approximately \$194 million. This cost does not include the ongoing rent subsidies that may still be required.

Resources available to preserve and replace at-risk housing units, including financial and administrative (non-profit participation) resources, are presented in the Resources section of this document.

# HOUSING CONSTRAINTS

## Government Constraints

The intent of land use controls, such as those contained in the General Plan, and the County's zoning and subdivision ordinances, is to promote the orderly development, and the public health, safety and welfare, of the unincorporated areas. Overly-restrictive standards and procedures in the General Plan, and the zoning and subdivision ordinances can add to the cost of housing. The land use controls that apply to the unincorporated areas 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 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, and programs 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 (adopted 2012)
- 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:

- Altadena Community Plan (adopted 1986)
- East Los Angeles Community Plan (adopted 1988)
- Hacienda Heights Community Plan (adopted 2011)
- Rowland Heights Community Plan (adopted 1981)
- Twin Lakes Community Plan (adopted 1991)
- Walnut Park Neighborhood Plan (adopted 1987)
- West Athens/Westmont Community Plan (adopted 1990)

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.

LCPs for the unincorporated areas include:

- Santa Catalina Island LCP (certified)
  - Santa Catalina Island Local Coastal Plan (adopted 1983)
  - Santa Catalina Island Specific Plan (adopted 1989)
- Marina del Rey LCP (certified)
  - Marina del Rey Land Use Plan (adopted 1996)
  - Marina del Rey Specific Plan (adopted 2012)
- Malibu LCP (partially certified)
  - Malibu Land Use Plan (adopted 1986)
  - No local implementation program

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:

- La Vina (Altadena, adopted 1989)
- Northlake (Santa Clarita Valley, adopted 1993)
- Newhall Ranch (Santa Clarita Valley, adopted 1999)
- Universal Studios Specific Plan (adopted 2013)

## Zoning and Subdivision Ordinances

The zoning ordinance (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses 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. **Table 3.3** lists the zones that permit residential uses. The subdivision ordinance (Title 21 of the Los Angeles County Code) 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 public safety and other concerns by regulating the internal design of streets, lots, public utilities and other similar infrastructure in each new subdivision.

### Zones

<b>Table 3.3: Zones that Allow Residential Uses</b>
A-1 Light Agriculture
A-2 Heavy Agriculture
R-A Residential Agriculture
R-1 Single-Family Residence
R-2 Two-Family Residence
R-3 Limited Density Multiple Residence
R-4 Medium Density Multiple Residence
RPD Residential Planned Development
C-1 Restricted Business
C-2 Neighborhood Commercial
C-3 General Commercial
C-H Commercial Highway
C-M Commercial Manufacturing
C-R Commercial Recreation
CPD Commercial Planned Development
Source: Los Angeles County Zoning Ordinance.

New housing development has been prohibited in industrial zones in the unincorporated areas since 1960. The zoning ordinance allows existing legally built residences in manufacturing zones to continue as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. While the actual number of such residences cannot be calculated without significant expense, field observations by Zoning Enforcement staff indicate that a significant number of residential uses still exist in the industrial zones in many urban parts of the unincorporated areas.

## Development Standards

### Minimum Lot Sizes

The minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 square feet. However, there are specific parcels in areas with larger lot size requirements. Large-lot zoning is primarily located in rural, non-urban, topographically impaired, or environmentally sensitive areas. **Table 3.4** summarizes minimum lot sizes. The County will develop a procedure to allow the creation of smaller, fee simple lots. See the Small Lot Subdivisions Ordinance Program in the Programs and Objectives section for more information.

<b>Table 3.4: Minimum Lot Sizes</b>	
Zone	Minimum Lot Size (square feet)
A-1 Light Agriculture	5,000
A-2 Heavy Agriculture	10,000
R-A Residential Agriculture	5,000
R-1 Single-Family Residence	5,000
R-2 Two-Family Residence	5,000
R-3 Limited Density Multiple Residence	5,000
R-4 Medium Density Multiple Residence	5,000
RPD Residential Planned Development	5,000 (5 acres/development)
C-1 Restricted Business	No Minimum Area Required
C-2 Neighborhood Commercial	No Minimum Area Required
C-3 General Commercial	No Minimum Area Required
C-H Commercial Highway	No Minimum Area Required
C-M Commercial Manufacturing	No Minimum Area Required
C-R Commercial Recreation	5 Acres
Source: Los Angeles County Zoning Ordinance.	

### Floor Area

The zoning ordinance requires single-family residences to have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

### Maximum Height Limit

The maximum height for all residential development is generally 35 feet, with the exception residential developments in zones R-4, C-3 and C-M, 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 C-3 and C-M, pursuant to the Mixed Use Ordinance, have a maximum height limit of 60 feet.

## Parking

The County's parking requirements are similar to most communities and more lenient than some communities in Southern California. **Table 3.5** summarizes the general parking requirements in the zoning ordinance.

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 50% or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for housing for low and moderate income households. Furthermore, through the Density Bonus Ordinance, qualified projects can receive parking reductions and modifications to parking requirements. The County will study reforming parking standards through the Zoning Ordinance Update Program (ZOUP), as discussed in the Programs and Objectives section.

<b>Table 3.5: Parking Requirements</b>	
Use	Parking Requirements per Unit
Single-Family Residence	2 covered spaces
Two-Family Residence	3 covered spaces and 1 uncovered space
<b>Apartment</b>	
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
<b>Second Unit</b>	
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.
Source: Los Angeles County Zoning Ordinance.	

## 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 3.6**).

Zone	Front	Interior Side	Corner Side	Rear
A-1 Light Agricultural Zone	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
A-2 Heavy Agricultural Zone	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-A Residential Agriculture	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-1 Single-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-2 Two-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-3 Limited Density Multiple Residence	15 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-4 Medium Density Multiple Residence	15 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
C-1 Restricted Business	20 feet for front or corner side yards where the property adjoins a parkway, major or secondary highway. On local streets - same as the adjoining residentially or agriculturally-zoned property			
C-2 Neighborhood Business	None			
C-3 General Commercial	None			
C-H Commercial Highway	20 feet for front or corner side yards where property adjoins a parkway, major or secondary highway. On local streets - same as adjoining residentially or agriculturally-zoned property			
C-M Commercial Manufacturing	None			
C-R Commercial Recreation	None			
CPD Commercial Planned Development	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.

## Housing Types

It is important 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, including housing for persons with special needs. **Table 3.7** summarizes the key zoning provisions for various housing types in the unincorporated areas.

	R-A CPD	R-1	R-2	R-3	R-4	RPD	A-1	A-2	C-1	C-2	C-3	C-H	C-M	C-R
Adult Residential Facility (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C	X
Adult Residential Facility (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Apartment	X	X	C	P	P	X	X	X	C	C	C	C	C	X
Caretaker Unit	X	X	X	X	X	X	C	C	C	C	C	X	C	C
Children Group Home (≤6)	P	P	P	P	P	P	P	P	C	C	C	C	C	X
Children Group Home (7+)	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Domestic Violence Shelter	D	X	D	D	D	X	D	D	D	D	D	D	X	X
Farmworker Housing	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P	P	P	C	P
Foster Family Home	P	P	P	P	P	P	P	X	P	P	P	P	P	X
Homeless Shelter	X	X	X	D	D	X	X	X	D	D	D	D	D	X
Joint Live/Work	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X
Manufactured Home	P	P	P	P	P	P	P	P	C	C	C	C	C	C
Mixed Use Development	X	X	X	X	X	X	X	X	C/D	C/D	C/D	C/D	C/MC	X
Mobilehome Park	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Residential Care Facility	D	D	D	D	D	D	X	X	X	X	X	X	X	X
Second Unit	P	P	P	P	P	P	P	P	X	X	X	X	X	X
Single-Family Residence	P	P	P	P	P	P	P	P	C	C	C	C	C	C
Small Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	X
Townhome	C	C	C	P	P	C	C	C	C	C	C	C	C	X
Two-Family Residence	X	X	P	P	P	C	X	X	C	C	C	C	C	X

P = Permitted, C = Conditional Use Permit, D = Director's Review, MC = Minor Conditional Use Permit, X = Not Permitted
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Source: Los Angeles County Zoning Ordinance.
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### Adult Residential Facilities

Adult residential facilities for six or fewer people are considered regular residential uses and permitted where single-family homes are permitted, as well as in the CPD zone. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones. Adult residential facility means any facility that provides 24-hour-a-day nonmedical care and supervision to adults, as defined and licensed under the regulations of the State of California.

### Apartments and Townhomes

Apartments and townhomes are primarily permitted in the R-3 and R-4 zones, but are also conditionally permitted in R-1 (townhomes only) and R-2 zones, as well as in certain commercial zones.

### Caretaker Units

Caretaker units are conditionally allowed in most agricultural and commercial zones. The zoning ordinance currently defines "caretaker" as a person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer, which is located on the same or contiguous lots or parcels of land.

### 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 some commercial zones. The zoning ordinance defines children group homes as facilities that provide 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 Shelters

Domestic violence shelters are typically permitted through an administrative director's review in most residential and commercial zones, as well as industrial zones. Domestic violence shelter means any facility consisting of one or more buildings or structures in which specialized services are provided, including but not limited to the temporary provision of housing and food to the victims of domestic violence, as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.

### Farmworker Housing

On September 14, 2010, the Board of Supervisors adopted the Farmworker Housing Ordinance. The Ordinance ensures that the County's provisions for farmworker housing are consistent with state law, clarifies and codifies the requirements of the Employee Housing Act, and aims to streamline the land use permitting process for those interested in providing housing for farmworkers. The Farmworker Housing Ordinance includes definitions for farmworker dwelling units, which house up to six farmworkers, and which are permitted in the same zones as single-family residences. The Farmworker Housing Ordinance also defines farmworker housing complexes, which are group living quarters or units for farmworkers and their households, and which are permitted in the same zones as agricultural uses. However, farmworker housing is not permitted industrial zones, Airport

Influence Areas, and environmentally sensitive areas. Furthermore, farmworker complexes are not permitted within Very High Fire Hazard Severity Zones.

It is important to note that a number of factors—such as the decline of the agricultural industry, and the financial and administrative challenges of providing farmworker housing—suggest that without additional resources, farmworker housing is not likely to occur with significant frequency.

### Foster Family Homes

Foster family homes are permitted by right in all residential zones, and nearly all commercial zones. Foster family homes are any residential facility providing 24-hour care for six or fewer foster children, which is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed, as defined and licensed under the regulations of the County Code.

### Homeless Shelters

The zoning ordinance allows emergency, or homeless shelters, to locate in the following zones: R-3, R-4, C-1, C-2, C-3, C-M, and all industrial zones with a director's review, which is a staff level, administrative procedure that does not require a public hearing. 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. Homeless shelters are residential uses operated by a governmental agency or non-profit, which provide temporary accommodations for up to six months per individual.

The criteria used to evaluate homeless shelters include a maximum number of residents, minimum parking requirements, distancing standards and management requirements. The staff is required to determine whether or not the proposed shelter is compatible with the land uses in the immediate vicinity. Compatibility is determined by evaluating the surrounding land uses for real or potential noxious uses, as well as the General 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. In some cases, the review may include conditions for shelters in consideration of traffic impacts, to protect health, safety, general welfare, to protect adverse affects on neighboring properties, 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 considerations:

- 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.
- That the proposed shelter is capable of and will meet all operation and maintenance standards.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will review these considerations to ensure that they do not serve as an unintended barrier to permitting emergency shelters by right within these zones.

#### Joint Live and Work Units

Joint live and work units are permitted administratively, per the Mixed Use Ordinance, or conditionally in the most commercial zones. A joint live and work unit is 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, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space.

#### Manufactured 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

Mixed use developments allow the combination of residential and commercial uses within the same building or in adjacent buildings. Mixed use developments are permitted administratively, per the Mixed Use Ordinance, or conditionally in commercial zones; and in the C-3 zone through a director's review when combined with the ( )-CRS Commercial-Residential zone.

#### Mobilehomes

Mobilehomes are residential uses with the following characteristics: transportable in one or more sections; certified under the National Manufactured Housing Construction and Safety Standards Act of 1974; over eight feet in width and 40 feet in length; and with or without a permanent foundation. Mobilehomes are allowed in all zones that allow single-family residences. However, there is currently a provision in the zoning ordinance that describes a Mobilehome Permit. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will remove this provision to ensure consistency with state law.

#### Mobilehome Parks

Mobilehome park is defined as any area or tract of land where two or more sites are rented or leased, or held out for rent or lease to accommodate mobilehomes and/or factory-built houses as defined in the Health and Safety Code. Mobilehome parks are conditionally permitted in most residential zones, all agricultural zones, and some commercial zones. Once a mobilehome park is established, Title 8 of the Los Angeles County Code provides safeguards for the displacement of residents in the event of a closure of the mobilehome park.

#### Residential Care Facilities

Residential care facilities are permitted in all residential zones and the CPD zone with a director's review. Residential care facilities are not defined in the zoning ordinance. Zone R-1 specifies that residential care facilities include adult residential facilities, group homes for children and small family homes for children. Foster family homes and adult residential facilities for the elderly, persons over 62 years of age, are excluded from this requirement. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will clarify these policies and procedures, and ensure that residential care facilities are consistent with state and federal laws.

### Single-Family Residences

Single-family residences are permitted in all residential zones, all agricultural zones and zone CPD. Such uses are also conditionally permitted in commercial zones.

### Single Room Occupancy (SRO)

The zoning ordinance does not contain specific provisions for SRO units. However, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. If the SRO housing is operated as apartments, it is permitted or conditionally permitted as apartments. The ZOUP will define and develop standards for SROs, and clarify these policies to ensure that SROs are consistent with the Health and Safety Code.

### Second Units

Second units are permitted on parcels where one single-family unit exists or is concurrently proposed. The minimum floor area is 220 square feet. 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. 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%.

### Small Family Homes

"Children small family home" means any residential facility in the licensee's family residence providing 24-hour-a-day care for six or fewer children with mental, developmental or physical disabilities and who require special care and supervision as a result of such disabilities, as defined and licensed under the regulations of the State of California. This use is permitted by right in all residential and most commercial zones.

### Two-Family Residences

Two-family residences are permitted in residential zones R-2, R-3, R-4, and conditionally permitted in C-H, C-1, C-2, C-3, and RPD.

### 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 as permanent housing with a service component.

When the transitional or supportive housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. When the transitional or supportive housing is operated as apartments, it is permitted or conditionally permitted as apartments. As described in the Programs and Objectives section, the Zoning Ordinance Update Program will clarify these policies and procedures, and ensure that transitional and supportive housing are consistent with the Housing Element Law, Health and Safety Code, and state and federal fair housing laws.

## **Community Standards Districts (CSDs)**

Specific standards may be established in a Community Standards District (CSD) 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 a community-based plan or another implementation tool of the General Plan.

All CSDs are initiated and implemented through a comprehensive community process. There are 28 CSDs that apply throughout the unincorporated areas. Most CSDs have more restrictive development standards which, in some cases, could only be modified through a discretionary review process. However, a majority of these restrictive regulations apply to single-family residences and are intended to preserve neighborhood characteristics. For example, both the Altadena and the East Pasadena-San Gabriel CSDs have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter “mansionization” 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 and the La Crescenta-Montrose CSDs, while other CSDs include stories or height limitations for multi-family and commercial zones, including the Rowland Heights, South San Gabriel, Walnut Park, and Willowbrook CSDs. It is important to note that the Density Bonus Ordinance and Second Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. A review of multi-family, mixed use and affordable housing cases located within the CSDs 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.

## **Local Processing and Permit Procedures**

### 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
- Hearing Examiners (for projects that require EIRs)
- 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.

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 (CUPs), 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 an application, the County established the interdepartmental “One-Stop” for counseling on proposed projects. Applicants are highly encouraged to contact the Land Development Coordinating Center for counseling before beginning the 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 staff sends the applicant and other interested parties legal notification of the public hearing.

#### 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 subdivision, general plan amendment, or zone change, will normally take at least a year to process. If an Environmental Impact Report is required in accordance with CEQA, the processing time is increased. For cases in which the development is permitted by right, such as apartment houses in the R-3 and R-4 zones, the processing time is markedly less as only an administrative site plan approval is required. The processing time for site plan reviews is approximately six to eight weeks, as measured from the date of a completed application. The following provides a summary of processing procedures by case type:

General Plan Amendments and Zone Changes: General plan amendments and zone changes require a public hearing before the Regional Planning Commission (RPC), and upon recommendation by the RPC, are referred to the Board of Supervisors for final adoption. 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 Permits (CUP): A CUP requires a public hearing before a Hearing Officer or the RPC. In general, 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:** The intent of this CUP 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. 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 (HMA) CUP:** HMAs are defined as any area with a natural slope of 25% or more. A CUP is required if the development in the urban HMAs 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 HMA when the proposed density exceeds the low-density threshold. Individual single-family residences are exempt from this CUP requirement.

Coastal Development Permit: The permit ensures that development conforms to the policies of the Los Angeles County Local Coastal Program Land Use Plans and the implementation programs. Depending on the circumstances of a particular development, Coastal Development Permits may be appealable to the California Coastal Commission. This process is designed to protect the aesthetics, public use, and ecology of the coastal areas. 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.

Director's Review: Director's review is an administrative, staff-level procedure for uses subject to a director's review in the zoning ordinance and does not require a public hearing. The staff follows a checklist to verify that the proposed uses meet the development standards and performance standards that are specified in the zoning ordinance.

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, etc. Depending on the requested density bonus and incentives, the project requires an Administrative Housing Permit or Discretionary Housing Permit.

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.

Oak Tree Permit: Oak Tree Permits are required in order to mitigate the impacts of development on oak trees, such as removal, grading, trenching, soil compaction, and paving. This permit provides protection for oak trees as important historic, aesthetic, and ecological resources.

Parking Permit: The Parking Permit procedure is established to provide an alternative to the general parking requirements of the zoning ordinance, in the event that a particular use does not have the need for such requirements. The intent is to conserve land and promote efficient land use by allowing alternative parking arrangements, such as shared use of parking facilities, tandem parking, and compact parking spaces.

Site Plan Review: A site plan review is an administrative, staff-level procedure for permitted uses in the zoning ordinance and does not require a public hearing.

Tentative Tract Maps: After the initial filing, tentative tract maps are reviewed by the Subdivision Committee, which consists of staff from the Departments of Public Works, Regional Planning, Public Health, Fire, and Parks and Recreation. 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 a 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 public comments, Subdivision Committee recommendations, the subdivision ordinance, the State Subdivisions Map Act, General Plan, 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). 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 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 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 a 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.

Variances: 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.

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.

#### Streamlining Efforts

The County has helped to streamline the entitlement process through ordinance amendments, organizational change, enhanced technology, and increased efficiencies in case processing. Improvements from these efforts can be seen from pre-application consultations, through case processing, and final determination. The discussion below will provide a sample of the types of streamlining efforts the Department is continually implementing.

Knowledge of the County's process for project approval is an important step in avoiding costly delays. To assist applicants, the County updates the *Applicant's Guide to Development and Permit Processing*, which details the steps involved in processing various permits. Furthermore, the Regional Planning Department web site is regularly updated to provide information on how to obtain CUPs, plan amendments, zone changes, and other planning entitlements.

The County provides an interdepartmental "One-Stop" counseling session and conceptual plan review. The One-Stop brings together representatives from relevant departments to provide information on County regulations and requirements to potential applicants. The pre-application conceptual design review provides preliminary feedback to potential applicants, which can reduce overall costs and improve projects.

Once an application has been submitted, the Department has instituted changes to streamline permit processing. A one-project-one-planner approach is used to provide a consistent point of contact for applicants. Implementation of geographic service areas allows for planners to specialize in the regulations for certain geographies and improve permit processing times.

## Development Fees

While most development 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 3.8** 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 fees for plan check or other review 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.

<b>Table 3.8: Planning Entitlement Application Fees (Partial List), 2013</b>	
Application	Fee
Plan Amendment	\$3,000 Initial Deposit
Zone Change	\$12,604 Plus \$180 if referred to Fire Department
Tentative Tract Map	\$21,159, including \$5,000 initial deposit
Tentative Parcel Map	\$15,059, including \$5,000 initial deposit
Environmental Assessment (CEQA)	\$310
EIR	\$10,000 Major EIR, \$5,000 Minor EIR
Site Plan Review (Residential)	\$758
Site Plan Review (Residential in Hillside Areas)	\$979
Conditional Use Permit	\$8,461
Conditional Use Permit (Significant Ecological Areas)	\$8,949
Conditional Use Permit (Hillside Management Areas)	\$8,461
Housing Permit	\$995 - \$3,445
Coastal Development Permit	\$1,511 - \$9,810
Oak Tree Permit	\$1,054 - \$8,461
Parking Permit	\$8,461
Zoning Conformance	\$463
Variance	\$8,461

Source: County of Los Angeles Department of Regional Planning Filing Fees, March 1, 2012.

## 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, the County of Los Angeles requires dedication of land or 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 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. 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 necessary to meet recreational needs and is a cost borne statewide.

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

There are 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), Westside, 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.

A drainage fee is required to address 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 3.9** 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. In contrast, the extent of improvements needed for infrastructure may vary widely.

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.

Areas with existing facilities within urban unincorporated areas, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. However, while properties in urban areas may have lower onsite 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 undeveloped rural 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 provision 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 the cost of development for affordable housing.

<b>Table 3.9: Entitlement and Impact Fees in Various Unincorporated Communities</b>						
	<b>Urban Infill Project in West Carson (60 units)</b>		<b>Urban Expansion Project in Antelope Valley (54 units)</b>		<b>Urban Expansion Project in Santa Clarita Valley (82 units)</b>	
	<b>Amount</b>	<b>Cost per Unit</b>	<b>Amount</b>	<b>Cost per Unit</b>	<b>Amount</b>	<b>Cost per Unit</b>
<b>Entitlement Fees</b>						
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	\$24,295.00	\$404.92	\$501.00	\$9.28	\$53,934.00	\$657.73

<b>Table 3.9: Entitlement and Impact Fees in Various Unincorporated Communities</b>						
	<b>Urban Infill Project in West Carson (60 units)</b>		<b>Urban Expansion Project in Antelope Valley (54 units)</b>		<b>Urban Expansion Project in Santa Clarita Valley (82 units)</b>	
	<b>Amount</b>	<b>Cost per Unit</b>	<b>Amount</b>	<b>Cost per Unit</b>	<b>Amount</b>	<b>Cost per Unit</b>
Fees**						
Storm Drain Improvement Plan Check Fees	\$6,151.00	\$102.52	\$5,373.00	\$99.50	\$37,044.00	\$451.76
<b>Impact Fees and Exactions</b>						
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
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
<p>*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.</p>						

## **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 new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in some unincorporated areas, such as 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.

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

### 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 five feet wide:

- On both sides of entrance and collector streets.

- 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.
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

#### Streetlighting Requirements

Streetlights are required in most major subdivisions where lots are less than 40,000 square feet in size. In the Rural Outdoor Lighting Districts, less street lighting is required than in the urban areas.

#### 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 five acres in size, even in major subdivisions, well water may be used instead. If lot sizes are at least one 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

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

## 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

Consistent with state law, the County's Density Bonus Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and 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.

The County offers a density bonus for small infill projects that are 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 3.10** summarizes the County's density bonus provisions.

Furthermore, the Ordinance includes 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 law.

Developers are also entitled to incentives to help mitigate the cost impacts of providing affordable and senior housing. The 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.

Dwelling Unit Size	Parking Spaces
0-1 bedroom	1 space
2-3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces
*Parking may be provided by tandem parking or uncovered parking, but not onstreet parking. Parking is inclusive of guest and accessible parking spaces. Source: Los Angeles County Zoning Ordinance.	

Income Group	Minimum Set-Aside of Affordable Units	Bonus	Each Additional 1% 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 developments to qualify for a density bonus and waivers or modifications to development standards. Source: Los Angeles County Zoning Ordinance.				

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 1/4 to 1/2 mile radius around Metro transit stations in the unincorporated areas (see **Table 3.12**):

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 Transit Oriented Districts.

District	Basic TOD (all Districts)	Blue Line TOD	Green Line TOD
Minimum Floor Area	<p>C-2: 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>C-3: 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>	<p>C-2, C-3, and CM: 50% of floor space of 1-story mixed use structure must be devoted to commercial uses.</p> <p>C-3 and C-M: 100% of ground floor space of a multi-story mixed use structure must be devoted to commercial uses.</p> <p>C-M: Residential portion of mixed use building must constitute at least all floor area exceeding 1.8 times total net lot area.</p>	N/A
Maximum Height	N/A	<p>R-4: 40 ft.</p> <p>C-2: Mixed use=45 ft.</p> <p>C-3: Mixed use = 60 ft.</p>	<p>C-3: 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>

District	Basic TOD (all Districts)	Blue Line TOD	Green Line TOD
Minimum Front Setback	R-2 and R-3: Not more than 25% of the required front yard setback used for vehicle access or storage.  C-2: 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.	R-2: 10 ft. R-3: 10 ft. R-4: Not more than 25% of the required front yard setback used for vehicle access or storage.  C-M: 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.	C-2 and C-3: 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.
Minimum Side Setback	N/A	R-2, R-3, and R-4: 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.	N/A
Maximum Lot Coverage	R-2 and R-3: 50%	C-M: 80%	N/A
Parking	N/A	40% reduction	25% parking reduction for specified commercial uses 5% parking reduction for any commercial use when open leisure areas are provided.  For multi-family structures must be located in the rear of the housing development.
Other	R-3 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.)  Mixed use allowed in C-2 and C-3 zones with director's review.	C-2 and C-3: Single-family residences, two-family residences, and apartment houses are permitted subject to director's review.  C-M: Single-family residences, two-family residences, apartment houses, and mixed commercial/residential developments are permitted subject to director's review.	R-2 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.)  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.

Source: Los Angeles County Zoning Ordinance.

### 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, non-profit developers of very low and lower 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 for very low and lower income housing, and the developer requests a fee waiver as an incentive eligible under the Density Bonus Ordinance. Furthermore, subdivision fees and deposits are waived for non-profit developers of very low and lower income housing.

## **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 persons with mental and physical disabilities 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 3.7** and as discussed previously, 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. However, the zoning ordinance does not explicitly address fair housing considerations, or include many housing and facilities that are mandated by the State to be permitted by right in single-family zones, such as community care facilities.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will include fair housing considerations, and incorporate by reference or add uses that are mandated by state law to be permitted by right in single-family zones, as this may serve as a barrier to housing for persons with disabilities.

### Building Code

The County Building Code is based on the current California Building Code. The Building Code is considered to have the minimum standards for protecting public health, safety and welfare. The 2013 State Building Code, which mandates accessibility for new developments, serves as the basis for the Los Angeles County Building Code Update, which will be considered by the Board of Supervisors in 2013, and is anticipated to be effective on January 1, 2014. It is important to also note that Section 104.2.7 and 104.2.8 of the Los Angeles County Code allows considerations for applications, on a case-by-case basis, for the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by the Code. This section will be maintained with the Building Code Update to ensure that there is a procedure in place to address the needs of persons with disabilities.

### Removing Governmental Constraints

The zoning ordinance has a restrictive definition of "family." The 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."*

The zoning ordinance includes a definition of "disability" that needs to be updated to be consistent with state and federal fair housing laws.

As described in the Programs and Objectives section, the Zoning Ordinance Update Program will amend the current definition of family and disability, as these may serve as barriers to housing for persons with disabilities.

### Reasonable Accommodations

On November 28, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which creates an administrative procedure for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures serve as barriers to equal housing access, pursuant to state and federal fair housing laws. The Ordinance applies to all the unincorporated areas. The sole intent of the Reasonable Accommodations Ordinance is to implement state and federal laws on reasonable accommodations to ensure that individuals with disabilities have an equal opportunity to use and enjoy housing. The Reasonable Accommodations Ordinance does this by allowing an accommodation or accommodations with respect to certain County regulations, policies, procedures, and standards if the accommodation or accommodations are both reasonable and necessary to provide such equal opportunity. The Reasonable Accommodations Ordinance includes definitions, procedures for reviewing reasonable accommodations requests that are consistent with state and federal fair housing laws, and time limits for County review of reasonable accommodations requests. There is no fee charged for reasonable accommodations requests. All reasonable accommodations are determined on a case-by-case basis.

The Reasonable Accommodations Ordinance follows a series of state and federal laws that have been enacted over the past several decades to prohibit housing discrimination against individuals with disabilities. Both the Federal Fair Housing Amendments Act of 1988 (FHAA) and the California Fair Employment and Housing Act (FEHA) define discrimination as, among other things, a refusal to make reasonable accommodations in rules, policies, practices, or services, when these accommodations may be necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling. Subsequent legislation expands upon the intent of the fair housing laws. The Housing Element Law requires local housing elements to include programs that “provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

State and federal law dictate the findings for a reasonable accommodation procedure. Because reasonable accommodation is based upon the specific needs of an individual, the procedure differs from other procedures to waive or modify zoning or land use standards. The findings in the Reasonable Accommodations Ordinance relate to the necessity of the accommodation, and the reasonableness of the request. For necessity, the Director determines that the accommodation is intended for a person(s) who has a disability as defined in the law and verified by an appropriate third party. Secondly, the applicant establishes that, but for the accommodation, the applicant likely would be denied an equal opportunity to use or enjoy housing. In another finding, the Director may determine that a request is reasonable, and grant the requested accommodation, unless the Director finds that granting the request would be an undue financial or administrative burden to the County or would result in a fundamental alteration to the County’s land use and zoning programs.

The Reasonable Accommodations Ordinance also includes procedures for notifying the applicant, as well as nearby property owners, of the decision for the reasonable accommodation request. To accommodate applicants, the applicant may choose to authorize the County to notify the property owners on the applicant’s behalf. The applicant and theoretically any stakeholder can appeal the decision. This appeal is subject to an administrative process that narrowly focuses on the findings

enumerated in the Ordinance. Furthermore, the Ordinance outlines procedures for concurrent review and enforcement procedures, which are necessary from an implementation standpoint.

In the implementation of the Reasonable Accommodations Ordinance, the County has taken affirmative steps to ensure the privacy of information, and to ensure that the process to request reasonable accommodations is accessible and interactive. The application requirements for reasonable accommodations are limited to information that is needed to review the request, and are typical of all land use and zoning applications. Furthermore, the application and information materials developed for reasonable accommodations requests are designed to facilitate the process in a clear and informative way.

Program 27: Reasonable Accommodations Ordinance in the Programs and Objectives section includes the development of signage and other information materials to bring greater awareness of the County's Reasonable Accommodations Ordinance. It also includes refining the Reasonable Accommodations Ordinance through the Technical Update of the Zoning Code to clarify and simplify the definition of an individual with a disability, and to remove outdated application requirements. In addition, Program 27 will include a review of current reasonable accommodation practices and application forms to eliminate any barriers for individuals seeking accommodations. Furthermore, Program 27 will consider amendments to the notification and appeal procedures in the Ordinance to ensure the protection of the privacy rights of persons with disabilities.

### **Constraints to Housing in the Coastal Zone**

The unincorporated areas within the coastal zone include a portion of the Santa Monica Mountains, Marina del Rey, and Santa Catalina Island (excluding the City of Avalon). The State law (Mello Act) requires that new housing development within the coastal zone provide housing opportunities for low and moderate income households, where feasible. Furthermore, the law requires the replacement of housing for low and moderate income households that are demolished or converted into other uses.

Under the State Coastal Act, projects within the coastal zone are subject to final approval by the California Coastal Commission (CCC), unless a local jurisdiction has a local coastal program (LCP) that is certified by the CCC. An LCP is comprised of a land use plan and a local implementation program. All unincorporated communities within the coastal zone are covered by certified LCPs except for the Malibu Coastal Zone. County staff is currently working with the CCC to finalize an LCP for this area that would then be certified by the CCC.

Affordable housing opportunities within the coastal zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 affordable units to be built and reserved for senior citizens. The total number of low and moderate income housing units provided in Marina del Rey exceeds the 225 units projected, and serve both seniors and low and moderate income households.

The physical terrain of the Santa Monica Mountains and Santa Catalina Island make the development of housing generally difficult in either area. The County has determined that the 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 Santa Monica Mountains. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low and moderate income housing) in conjunction with the future development at Two Harbors and other sites. The

LUP 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.

## 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 the unincorporated areas can be described as 25% mountainous; 15% coastal plains; and 60% hills, valleys, or deserts.

### Hillsides

The topography in the mountainous portions of the unincorporated areas serves as a constraint to housing 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 unincorporated areas, ranging from the hills of the San Jose Hills and Acton/Agua Dulce areas, to the steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and Ladera Heights-View Park-Windsor Hills. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of housing development. Development restrictions apply to all hillsides, but the principal areas 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 Hillside Management Area Ordinance. In addition, the County's Building Code includes requirements for houses built on steep hillside slopes to mitigate potential seismic hazards.

### Fire Hazards

Many parts of the unincorporated areas are susceptible to wildfires 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 housing 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 housing developments vulnerable to mudflows and landslides.

The Federal Emergency Management Agency (FEMA) and the Department of Public Works 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. Public Works is also active in maintaining multi-use flood control and water conservation facilities.

## Seismic Hazards

Within the unincorporated areas, 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.

Housing developments within seismic hazard zones may require a special geotechnical review before project approval. Construction is allowed in these areas; however, 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 the County and 85 cities by the Los Angeles Regional Water Quality Control Board on November 8, 2012 required the development and implementation of a program addressing storm water pollution issues in development projects. The Department of Public Works began implementing this program on December 8, 2012. All development projects that require discretionary approval and fall into certain types of development as determined by Public Works are required to submit a drainage concept and storm water quality plan.

A residential development equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious area must comply with special NPDES requirements. Complying with these NPDES requirements increases the costs of creating plans and implementing mitigation measures in residential development.

## 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 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).

Housing 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 Malibu Coastal Zone, 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 or threatened, or species of concern are designated as ESHAs.

## **Oak Tree Protection**

Part one of the Oak Woodlands Conservation Management Plan and the Oak Tree Ordinance has been adopted to protect oak trees. Enacted in 1982, the Ordinance prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of an Oak Tree 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.

## INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in the unincorporated areas 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, educational facilities, and library services to accommodate new development in the unincorporated areas. In addition, the sections discuss the air quality, safety and noise impacts that some infrastructure, such as freeways and airports, can have on future housing development.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in rural areas, which require an extension of infrastructure and public services. The rural areas consist mainly of portions of the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains.

### Fire Protection

The County Fire Department is organized into nine divisions throughout the unincorporated areas. In the rural areas, developers are required to pay fees to meet the need for increased fire services. As of November 2012, the developer fee per square foot was approximately \$0.88 in the Antelope Valley, \$0.99 in the Santa Clarita Valley, and \$0.93 in the Santa Monica Mountains. Developer fee amounts are updated on an annual basis.

### Water

Los Angeles 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 water supply comes from local sources, with the remainder imported from outside of Los Angeles County. 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 unincorporated areas' overall water demand, except during times of drought.

A major issue in the unincorporated areas 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 Los Angeles County and the Antelope Valley, 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, water restrictions, 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. 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. Some examples of water conservation efforts are the expansion and reuse of recycled water, development of water banking systems, extensive rebate programs, and source water protection projects and programs. Additionally, in 2010, 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**

The Department of Public Works maintains over 4,600 miles sanitary sewers, 153 pumping stations, and four wastewater treatment plants. 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.

Sewer systems in certain parts of the unincorporated areas are aging and require upgrades. Historically, the County does not plan for sewer infrastructure needs through long-range capital improvement planning, and instead addresses sewer infrastructure incrementally. However, the General Plan Update has a program for developing area plans with capital improvement plans for the unincorporated areas.

## **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 rural areas, developers may need to build new streets to ensure adequate access to the housing developments and/or implement traffic engineering measures to mitigate project impacts to an acceptable level. In the cases where housing developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

## **Educational Facilities**

In most instances, increases in the number of households with school-aged children have created significant overcrowding in public schools within the school districts serving the unincorporated areas. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, which necessitates the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by state legislation and are beyond the control of most 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 new residential development projects on library facilities in the unincorporated areas served by the County of Los Angeles Public Library system. The applicant or its successor in interest is required to pay the library facilities mitigation fee at the time a building permit is issued for each new residential unit. There are seven library planning areas. Effective July 1, 2013, the fees range from \$831 to \$867 per dwelling unit, depending on the planning area. The

differences in fee amounts reflect the variation in land values among the seven library planning areas. 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.

## **Major Sources of Air Pollution/Housing Next to Freeways**

Where and how land is developed can impact air quality, as well as the impact of air quality on public health. People who live near major sources of air pollution are at a greater health risk. CARB advises distancing requirements for sources of air pollution, including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities. Studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as the exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source. Given the association between traffic pollution and health, the Los Angeles County Department of Public Health recommends that residences be sited at least 500 feet from freeways, in particular. Also, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation.

While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development. The policies that prohibit and discourage housing near freeways adversely affect affordable housing development by limiting potential sites for affordable housing. In addition, these policies limit affordable housing opportunities by reducing the number of sites that qualify for funding through the Los Angeles County Community Development Commission. This issue may potentially be addressed through a number of alternative approaches, including the application of design or other appropriate mitigation measures when siting residences near freeways. Program 9: Air Quality and Housing in the Programs and Objectives section encourages the ongoing coordination of agencies to address this issue, and considers the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway.

## **Airport Influence Areas**

The Airport Influence Areas are established to ensure compatibility between uses surrounding the County's airports. The Los Angeles County ALUC is unique within the State, as the Regional Planning Commission for the 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, developments and change of use applications that are enumerated in the PUC, an adopted airport land use compatibility plan, and/or the Los Angeles County Airport Land Use Commission Review Procedures (whether or not they are within cities or in the unincorporated areas), are subject to ALUC review. There are 13 airports in the unincorporated areas. Airport Influence Areas span between two to three miles from an airport and are defined by flight patterns and the type and size of airports. Requirements for ALUC review may increase case processing time.

## 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

High land costs appear to be one of the major contributing factors to housing prices and rents in the unincorporated areas. Developable portions of the unincorporated areas are substantially built out, with little 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 within physically hazardous areas, environmentally sensitive areas, and/or lacking in basic sewer/water infrastructure.

In terms of providing affordable housing, the high cost of development in these types of terrain and under such conditions renders affordable housing infeasible within the majority of the vacant land in the unincorporated areas. To address this problem, the County is creating the framework to increase residential densities on existing, flatter urban land near transit stations through the General Plan Update. The General Plan Update offers opportunities for affordable housing development, with greater access to transit and jobs. However, even with this infill development solution, the high cost of land in the unincorporated areas makes developing affordable housing costly.

### Construction Costs

In the early 1990s, an economic recession resulted in a significant decline in housing 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.

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 housing 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) and Community Development Block Grant (CDBG).

## Mortgage Financing

In 2011, interest rates on a 30-year mortgage were below 4%<sup>7</sup> and the median home price for a single-family home in Los Angeles County was \$325,000.<sup>8</sup> These mortgage rates are historically low, and the cost of housing has significantly decreased. This is a stark contrast to the peak housing prices of 2007, when interest rates were closer to 6% with median home prices near \$500,000.<sup>9</sup>

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), over 130,000 households applied for conventional mortgage loans to purchase homes in Los Angeles County in 2010 (**Table 3.13**).

In 2010, 3% of mortgage applicants in Los Angeles County were very low income households, 13% were low income households, 25% were moderate income households, and 49% were above moderate income households. The approval rates among very low income households were significantly lower than the rates for other income groups.

Income Level	TOTAL	*Originated	% Approved but not accepted	% Denied	**Other
Very Low	4,431	39%	6%	22%	34%
Lower	17,722	45%	6%	14%	35%
Moderate	32,796	47%	6%	11%	35%
Above Moderate	64,216	53%	6%	10%	31%
TOTAL	***131,859	46%	6%	14%	34%

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 12,694 applicants whose income information was not available.  
 Source: HMDA data for 2010, FFIEC.

<sup>7</sup> <http://articles.latimes.com/2011/sep/23/business/la-fi-mortgage-rates-20110924>, accessed 7/12/12

<sup>8</sup> DQ News, <http://dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR11.aspx>, accessed 7/10/12.

<sup>9</sup> DQ News, <http://www.dqnews.com/ZIPLAT.shtm>, accessed September 21, 2007.

## 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.

In 2006 and 2007, the concern over subprime lending and mortgage foreclosures affected many communities in Southern California. According to DataQuick, during the second quarter of 2007, foreclosures in Los Angeles County accounted for 34% of all foreclosures filed in Southern California.<sup>10</sup> 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 resulted in the tightening of the lending market, making mortgage financing more difficult for even credit-worthy homebuyers to obtain.

In 2008, there were 5,526 foreclosure filings in the unincorporated areas. As of November 19, 2012, the number of foreclosures in the unincorporated areas dropped to 2,015. A number of factors led to this change, including the slow steady improvement of the housing market, the increased use of short-sales, and the steady processing of homes in the foreclosure process.

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<sup>10</sup> DQ News, <http://www.dqnews.com/RRFor0707.shtml>, accessed September 20, 2007.

# RESOURCES

## Regional Housing Needs Allocation (RHNA)

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.

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. For the Fifth Revision of the Housing Element, the County has been allocated a RHNA of 30,145 units for the unincorporated areas, which is broken down as follows:

- Extremely Low/Very Low Income (up to 50% of Area Median Income [AMI]): 7,854 units (26%)<sup>11</sup>
- Lower Income (51 to 80% of AMI): 4,650 units (15%)
- Moderate Income (81 to 120% of AMI): 5,060 units (17%)
- Above Moderate Income (more than 120% of AMI): 12,581 units (42%)

## Adequate Sites Inventory

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. California Government Code §65583 requires that the County identify and maintain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. The County’s adequate sites inventory is comprised of the following:

- Specific plan areas that have been comprehensively pre-planned to accommodate a range of housing types and densities; and
- Vacant and underutilized sites that allow multi-family and mixed use residential developments administratively.

Various methods were utilized to identify adequate housing sites in the unincorporated areas. The above moderate income housing needs are primarily addressed in single-family zones and in the specific plan areas. Housing needs for low and moderate income households are met through specific plans, affordable housing subsidies, and regulatory incentives. The County identified the majority of the adequate sites for low and moderate income households on vacant and underutilized residential, commercial, and mixed-use sites that permit multi-family housing development.

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<sup>11</sup> The County has an RHNA allocation of 7,854 very low income units. Pursuant to State law (AB 2634), 50% of the very low income units are assumed to be extremely low income. Therefore, the County’s RHNA of 7,854 very low income units may be divided into 3,927 extremely low income units and 3,927 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.

Specifically, for the purposes of the Adequate Sites Inventory, the County assumes densities of 17 du/acre or more can accommodate housing for moderate income households, and densities of 30 du/acre or more can accommodate housing for low income households.

**Table 3.14** provides a summary of the County’s available housing development potential to accommodate the RHNA. To view a map of the Adequate Sites Inventory see Appendix A, **Figure A.1**.

<b>Table 3.14: Summary of Adequate Sites Inventory</b>					
Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
<b>RHNA</b>	<b>7,854</b>	<b>4,650</b>	<b>5,060</b>	<b>12,581</b>	<b>30,145</b>
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites		5,445	2,295		7,740
2008 Vacant and Underutilized Sites		10,587	3,574		14,161
<b>TOTAL Adequate Sites</b>		<b>17,167</b>	<b>7,161</b>	<b>24,215</b>	<b>48,543</b>
Source: Department of Regional Planning.					

## Specific Plan Areas

### Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan area is located within the Santa Clarita Valley, two miles west of Magic Mountain Amusement Park in Potrero Canyon. The Specific Plan provides for five integrated mixed use villages on a site of 11,963 acres. Housing 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.

The Specific Plan provides for the direct inclusion of housing for low and moderate income households. While affordable units may be located within any planning area that allows for housing development, the County anticipates 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, which can typically provide affordable selling prices and rents that are affordable to low and moderate income households.

The Specific Plan provides for a total of 2,200 housing units that will be made affordable directly by the developer. Four hundred and forty units will be for very low income households at 50% AMI (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 households at 65% AMI; 220 units will be lower income households at 80% AMI; and 1,210 units will be for moderate income households 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 will be similar in size, and have the same number of bedrooms as the market-rate units, and will be constructed at a rate consistent with the overall housing development of the Specific Plan.

Landmark Village is an approved 291-acre project within the “Riverwood” village of the Specific Plan. It comprises of a maximum of 1,444 residential units, 1,033,000 square feet of mixed-use - commercial/retail/residential uses, 45 acres of open space, including a 16-acre community park, trail system, and an elementary school. This development is satisfying its Quimby obligation by providing a 9.87 net-acre public community park and 9.06 acres of private parks.

Mission Village is another approved project within the Specific Plan. It is a master-planned community development on 1,252 acres of land located in the northwestern portion within “The Mesas” village of the Specific Plan. Proposed development includes 4,412 residential units, 224,100 square feet of commercial/mixed-uses, 1,331,000 square feet of office uses, a school, fire station, public library, open space, public and private recreational facilities, trails and road improvements. Off-site improvements include the Commerce Drive Bridge, Magic Mountain Parkway, and Westridge Parkway extensions. This development is satisfying its Quimby obligation by providing 25 net acres of public parkland (20 acre community park and 5 acre neighborhood park), 14.4 acres of private parkland, trails, and a 21.3 acre river corridor.

### Marina del Rey Specific Plan

The Marina del Rey Specific Plan was recertified as part of the County Local Coastal Program (LCP) by the California Coastal Commission on February 8, 2012. According to the Land Use Plan component of the LCP, there is a capacity for 1,711 additional units in Marina del Rey.

Marina del Rey is located in the coastal zone and is required to incorporate affordable housing, where feasible, per the Mello Act and the Los Angeles County Marina del Rey Affordable Housing Policy. As of July 2012, over 225 affordable units have been planned or approved (**Table 3.15**); 47 of these units will be available to seniors.

**Table 3.15: Affordable Housing in the Marina del Rey Specific Plan**

Status	Parcel	Very Low	Lower	Moderate	TOTAL
Units Under Construction	Parcel 140	15	--	--	15
Units Approved	Parcel 15	--	47 (Senior)	--	47 (Senior)
	Parcel 100/101	17	--	37	54
	Parcel 14	6	7	6	19
	Parcel 10	13	25	24	62
Planned Units	Parcel 33/NR	--	15	15	30
TOTAL		51	94	82	227

Source: Department of Regional Planning.

### Northlake Specific Plan

The Northlake Specific Plan area is located two miles north of the community of Castaic in the Santa Clarita Valley. The 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 acres of recreation and open space, and 23 acres of school and park facilities. Subdivision maps must be approved before actual construction can commence. **Table 3.16** provides a summary of the residential capacity of the Specific Plan. Given the relatively low density uses planned for the Specific Plan, these units are expected to be affordable to above moderate income households.

**Table 3.16: Housing Development Potential - Northlake Specific Plan**

Land Use Category	Acreage	Density	Planned Units
Estate-Low Density	87	1 du/acre	87
Single-Family	418	5 du/acre	2,250
Multi-Family	96	13 du/acre	1,286
TOTAL	601		3,623

Source: Department of Regional Planning.

## Vacant and Underutilized Sites for Multi-Family Residential

The County identified the majority of the adequate sites for low and moderate income households on vacant and underutilized sites that administratively permit multi-family housing development. The lists of vacant and underutilized sites can be found in Appendix A, **Tables A.1-A.5**.

To identify these sites, the County initially used Geographic Information System (GIS) analysis based on County land use policies and Assessor data. The analysis focused on the following zones in the urban areas:

- R-2, R-3, and R-4 zones, where duplexes and multi-family developments are allowed through an administrative procedure.
- C-1, C-2, C-3, and C-H zones, where certain mixed use developments are allowed through an administrative procedure.

The County used GIS to further narrow down these sites using the following criteria:

- Sites are at least 10,000 square feet.
- For underutilized sites:
  - Units/improvements on sites that are at least 30 years old for residentially-zoned properties and 15 years old for commercially-zoned properties.
  - 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.

After the initial GIS screening, the County reviewed aerial photos, planning permits, and building permits to confirm the status of the vacant and underutilized sites. The County also considered factors, such as the potential for lot consolidation with surrounding properties, and noted the presence of environmental, hazard and resource constraints, such as hillsides, Significant Ecological Areas, and sites located in proximity to freeways. Existing uses and other observations are noted in **Tables A.1-A.5** under the “Notes” column.

Additionally, the County reviewed the sites to determine the appropriateness for new housing development, and removed sites that contain existing uses that may be difficult to redevelop, either due to property ownership, timing, or market feasibility. The County also removed several sites in which the highest and best uses may be nonresidential due to the surrounding uses and development trends.

Most of the underutilized sites in the sites inventory consists of small retail neighborhood shopping centers and office buildings; stand-alone businesses, such as fast-food restaurants; auto service centers; surface parking lots; junk yards; single-family homes; mobilehome parks; and small apartment buildings. Given the age of the existing improvements, the intensification potential on individual lots, the lot consolidation potential, and the various incentives offered by the County, these uses are ripe for redevelopment.

## Density Adjustments

### Realistic Capacity

For vacant and underutilized sites, the County used a percentage of the maximum permitted density to estimate the capacity for each site. These assumptions, which are 80% of the maximum density for sites in residential zones, and 50% for sites in commercial zones, are typical of most urban development, particularly for urban infill development, where higher density is intended and most improvements are already in place (e.g., roadways and infrastructure).

### Community Standards Districts and Transit Oriented Districts

Further adjustments to the assumed buildout were made for sites located in select zoning overlays, such as Transit Oriented Districts and Community Standards Districts (CSDs), which provide additional development standards and incentives than those specified in the County's zoning ordinance. Based on a review of the various standards within these zoning overlays, the buildout assumptions were increased or decreased by 5%. As shown in **Table 3.17**, CSDs with more restrictive development standards for multi-family and mixed use developments are: Altadena CSD; East Pasadena-East San Gabriel CSD; La Crescenta-Montrose CSD; Rowland Heights CSD; South San Gabriel CSD; Walnut Park CSD; West Athens-Westmont CSD; West Rancho Dominguez-Victoria CSD; and Willowbrook CSD. As shown in **Table 3.18**, those with less restrictive development standards than the County zoning ordinance are East Los Angeles CSD, Florence-Firestone CSD and the TODs. Revitalization through infill development and lot consolidation is highly encouraged in these areas.

<b>Table 3.17: Housing Development Potential - 5% Reduction</b>	
Zoning Overlay	Reason for Adjustment
Altadena CSD	Stepback requirement when R-3 is adjacent to single-family zones.
East Pasadena-East San Gabriel CSD	Stepback requirement when R-3 is adjacent to single-family zones. Stepback requirement for C-1, C-2, C-H, and C-3 when adjacent to residential zones.
La Crescenta-Montrose CSD	Stepback requirement for R-3 when adjacent to single-family and two-family zones.
Rowland Heights CSD	Two stories limit for commercial zones or in some cases, three stories, but the third story must be for office uses.
South San Gabriel CSD	Height limit of 35 feet for C-3.
Walnut Park CSD	Height limit of 25 feet for R-3 and C-1.
West Athens-Westmont CSD	Height limit of 35 feet for residential projects.
West Rancho Dominguez-Victoria CSD	Height limit of 45 feet in R-3.
Willowbrook CSD	Height limit of 35 feet for C-1, C-2, C-3, and R-3, and two stories limit.
Source: Los Angeles County Zoning Ordinance.	

<b>Table 3.18: Housing Development Potential - 5% Increase</b>	
Zoning Overlay	Reason for Adjustment
East Los Angeles CSD	15% infill density bonus (affordability not required) in R-3 zones.  Lot consolidation density bonus based on size of lot. Incentives for residential and mixed uses in "Mixed Use Commercial and Residential" areas, per East Los Angeles Community Plan.
Florence-Firestone CSD	Increased height limit for C-2 (45 feet instead of 35 feet). Incentives for residential and mixed uses in commercial zones.  Lot consolidation density bonus based on size of lot. Incentives for residential and mixed uses in commercial zones.
Blue Line TOD	See Table 3.9.
Green Line TOD	See Table 3.9.
Source: Los Angeles County Zoning Ordinance.	

### General Plan Infill Policy

The General Plan permits new residential development within existing urban areas not covered by a community plan to exceed those depicted on the Land Use Policy Map. The projects must meet criteria related to compatibility with surrounding uses in terms of scale, intensity and design. In addition, the project cannot overburden public services and facilities, or cause traffic and parking impacts. For the purposes of this analysis, the Adequate Sites Inventory assumes a higher density (one General Plan Category higher) for some vacant and underutilized sites when zoned R-3 or R-4, but designated by the General Plan Land Use Policy Map for low-medium density (Category 2) or medium density (Category 3) residential uses.

### **2008 Vacant and Underutilized Sites**

In addition to the sites identified by the methodology described above, the Adequate Sites Inventory includes the vacant and underutilized sites identified from the 2008 Housing Element Adequate Sites Inventory. The methodology for these sites varies slightly from the above, such as the inclusion of certain sites smaller than 10,000 sq. ft. The lists have been revised to reflect recent community plan updates, as well as the removal of duplicates from the 2013 list of vacant and underutilized sites and the Housing Element Annual Progress Reports during the 2008-2014 Housing Element planning period.

### Small Sites

The County conducted an analysis to determine the geographic clustering of smaller sites. Sites that are smaller than 10,000 sq. ft. are included in the Adequate 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 assumed to be ideal for duplexes. Such housing provides affordable options for moderate income households.

- Lots that are delineated as split-zoned parcels are retained in the 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:
  - Reviewing the aerial photos to note when the lot is adjacent to other vacant lots;
  - Reviewing the aerial photos or GIS when the lot is adjacent to an identified underutilized and/or vacant site in the Adequate Sites Inventory.
  - Field surveys by planning staff.
  - Identifying sites zoned R-3 in the East Los Angeles Community Standards District (CSD) or in the TODs, which have lot consolidation incentives.
  - Noting when sites are under common property ownership; and/or
  - 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 units/acre or more can be consolidated to accommodate at least five units, these parcels are considered feasible for facilitating the development of low 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 with densities of 17 or 18 units/acre are considered feasible for low income housing.

## Availability of Infrastructure and Services

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems. 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 rural areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance.

As shown in **Table 3.14**, future housing development in the unincorporated areas are focused primarily in existing specific plan areas, such as Newhall Ranch, and urban, high density residential and mixed use areas. A review of the Environmental Impact Report for the Newhall Ranch Specific Plan, for example, indicates that the water supply for these areas will be sufficient to meet the projected demand. The developer of Newhall Ranch is responsible for installing infrastructure and services to serve the anticipated households in the plan. For high density residential and mixed use areas, water will be supplied by existing water service providers that serve the urban areas. Infrastructure improvements and upgrades may be needed to accommodate the increased demand.

Mixed use development is expected to occur as infill development in commercial zones that are already served by infrastructure and facilities. Mixed use development is considered less intensive than commercial-only development and therefore, it can be inferred that adequate infrastructure for mixed use development is already in place 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 are less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.

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 and planned expansions, in addition to preventative maintenance, will 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 RTP growth projections and are adjusted with community-level and on-the-ground data.

## Financial Resources

### Service Areas

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

#### Los Angeles County

Los Angeles County is comprised of 88 cities and the unincorporated areas, which covers a land area of 4,086 square miles, including the islands of San Clemente and Santa Catalina. According to the 2010 U.S. Census, the population is 9,818,605. All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

#### Unincorporated Areas of Los Angeles County

Almost 65% of the land area of Los Angeles County is unincorporated. According to the 2010 U.S. Census, more than one million residents were living in the unincorporated areas. The Board of Supervisors is the governing body and County departments and agencies provide municipal services, including all housing programs.

#### Los Angeles Urban County

The Los Angeles Urban County is comprised of the unincorporated areas and 49 participating cities, as shown in **Table 3.19**.

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

**Table 3.20** summarizes the service areas covered by each funding program.

<b>Table 3.20: Funding Sources and Applicable Service Areas</b>				
Funding Program	Responsible Agency	Los Angeles County	Unincorporated Areas	Urban County
Affordable Housing Framework	CDC	X		
Community Development Block Grant (CDBG)	CDC			X
Department of Mental Health Housing Trust Fund	DMH	X		
Emergency Solutions Grants (ESG)	CDC			X
First 5 LA Housing for Homeless Families Fund	CDC	X		
HOME Investment Partnership (HOME)	CDC			X
Homeless Prevention Initiative	CEO, CDC, DCFS, DPSS, Sheriff	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		
Mortgage Credit Certificate (MCC)	CDC	Unincorporated areas and 55 cities		
Section 8 Housing Choice Voucher Program	HACOLA	All jurisdictions except those with their own public housing authority		
Supportive Housing Program (SHP)	LAHSA	X		
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 Source: Community Development Commission.				

## **Funding Sources**

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.

### Community Development Block Grant (CDBG)

The federal CDBG program, which was 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% area median income, 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) 2012-13, the CDBG allocation for the Los Angeles Urban County was \$21,009,818.

### County of Los Angeles Homeless Prevention Initiative (HPI)

In 2006, the Board of Supervisors approved a \$100 million dollar Homeless Prevention Initiative (HPI) to prevent and reduce homelessness in Los Angeles County. The Chief Executive Office (CEO) has managed this initiative and worked with County departments, the Los Angeles Homeless Services Authority (LAHSA), the City of Los Angeles, various other cities, as well as many non-profit partners to increase permanent housing opportunities aligned with needed supportive services for chronically homeless individuals, veterans, families, and transition aged youth. The HPI focuses on the following: increasing the number of permanent housing units (new development and market-rate rentals) that target homeless individuals and households for occupancy; increasing the number of rental subsidies that align with these housing opportunities; aligning existing health, mental health and substance abuse resources with permanent housing opportunities to ensure that residents receive needed services and remain housed; and maximizing and leveraging other streams of funding. The HPI has overseen at least 64 programs funded in part by HPI. In FY 2011-2012, these programs served approximately 11, 101 individuals, households and/or youth.

On January 24, 2012, the Board of Supervisors approved a motion to establish the Los Angeles County Interdepartmental Council on Homelessness (LACICH), which is co-chaired by the Chair of the Board and vice-chaired by the CEO. The HPI funding will be central in facilitating all LACICH activities. On November 15, 2012, the LACICH membership approved a "Roadmap" for addressing homelessness by the County for youth, families, chronically homeless and veterans.

### 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 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 households, transition age youth (TAY), adults, and older adults.

#### Emergency Solutions Grant (ESG)

The ESG program, which was initiated by the Stewart B. McKinney Homeless Assistance Act of 1989, 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 to safe and sanitary shelter, and to supportive services and other kinds of necessary assistance. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City of Los Angeles and County of Los Angeles entered into a joint powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the City and County include the ESG program and the Cold/Wet Weather Emergency Shelter Program, which is funded in part by CDBG funds, as well as other homeless services programs. For FY 2012-13, the ESG allocation for the Los Angeles Urban County was \$2,311,484.

#### First 5 LA Supportive Housing for Homeless Families Fund

On July 12, 2012 the First 5 LA Commission approved a one-time allocation of \$25 million dollars to be used to provide permanent supportive housing and related services for families that are homeless or at-risk of homelessness, have had involvement with the child welfare system, and include children aged prenatal to 5 years. This initiative is consistent with First 5 LA's mission to increase the number of children prenatal to age 5 who are physically and emotionally healthy, ready to learn, and safe from harm.

#### HOME Investment Partnerships (HOME)

The HOME program, which was initiated by Cranston-Gonzales National Affordable Housing Act (NAHA) of 1990, is the largest federal block grant to state and local governments that is 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 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 Development Organizations (CHDOs), and by other non-profit housing developers. For FY 2012-13, the HOME allocation for the Los Angeles Urban County was \$6,842,806.

#### Housing Opportunities for People with AIDS (HOPWA)

The federal HOPWA program helps low income people with AIDS and their households by providing funds for securing housing that can serve as a basis for health care and other services. HOPWA also funds the following activities that serve people at any income level: 1) housing information; 2) community outreach; and 3) education.

As the amendments made to NAHA in 1992 state that the largest city in the eligible metropolitan statistical area (MSA) is responsible for the HOPWA program, the City of Los Angeles is a designated recipient of HOPWA funds on behalf of Los Angeles County.

#### HUD Comprehensive Grant Program (CGP)

The federal 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 (PHAs). Through CGP, HUD makes funds available to help 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 as project grants, 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 households 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 approximately 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.

According to a March 2013 memo from HUD, due to sequestration funding for Section 8 housing was reduced by 5%, roughly \$500 million. In order to manage this funding cut, the Housing Authority for the County of Los Angeles (HACOLA) will deny Section 8 recipients the ability to move to a higher cost rental unit within HACOLA's jurisdiction and also deny the ability to relocate to higher cost area outside of HACOLA's jurisdiction via portability.

#### Los Angeles County Affordable Housing Framework

The County has received millions of dollars in net increased revenue as a result of the dissolution of redevelopment agencies throughout California. In March 2013, the Board of Supervisors allocated \$15 million dollars to the Community Development Commission for affordable housing development, with half of the funds set aside for homeless-special needs populations.

#### Mortgage Credit Certificates (MCC) Program

The MCC Program offers first-time homebuyers with a federal income tax credit. This credit reduces the amount of federal taxes that the holder of the certificate pays. It can also help first-time homebuyers qualify for loans by allowing lenders to reduce the housing expense ratio by the amount of tax savings.

Qualified homebuyers that are awarded MCCs 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.

### 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.

## **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.

### **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 General Plan, including the Housing Element. The DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code.

### **County of Los Angeles Community Development Commission (CDC)**

The CDC serves as the County's affordable housing, community development, and economic development agency. It represents the consolidation of Community Development and the Housing Authority of the County of Los Angeles (HACOLA). 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 2012-13, the CDC had a budget of \$485 million. Over 70% of the CDC's funding comes from HUD.

The CDC maintains the Los Angeles County Housing Resource Center (<http://housing.lacounty.gov>), which provides information on 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 non-profit groups, state and federal programs and regulations, and other housing organizations.

## **Los Angeles County Department of Mental Health (DMH)**

The Countywide Housing, Employment, and Education Resource Development Division at DMH, provides housing-related services to homeless individuals and families with a mental illness through the following programs:

- The Mental Health Services Act Housing Program provides funding to support capital development and capitalized operating subsidies for supportive housing for individuals with psychiatric disabilities and their families who are homeless.
- The Housing Assistance Program provides funding to assist mental health consumers without the financial resources to afford the costs associated with moving into permanent housing.
- The Shelter Plus Care and Section 8 program provides Section 8 Housing Choice Voucher and Shelter Plus Care Certificates to homeless individuals and families with a mental illness served through the DMH system.
- The Temporary Shelter Program provides short-term basic living support services to adults with mental illness, including those with minor children, who are homeless, or at risk of becoming homeless.

## **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 \$70 million dollars annually in federal, state, local 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 non-profit 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.

## **Affordable Housing Providers**

The County works with a number of non-profit and for-profit housing providers to expand affordable housing opportunities, including new construction, acquisition/rehabilitation, and preservation of affordable housing. See Appendix F for a list of qualified entities.

## **Resources for Special Needs Housing**

### **Community Development Commission and Housing Authority of the County of Los Angeles**

The Community Development Commission (CDC) and the Housing Authority of the County of Los Angeles (HACOLA) develop and administer housing programs that serve a wide range of individuals and families earning below 80% of Area Median Income, with the majority of rental housing programs targeted to income ranges from 25% - 60% of Area Median Income. Allocation of resources among different special needs populations are primarily decided by the Board of

Supervisors. These special needs populations include, but are not limited to persons with disabilities, such as mental illness; seniors; veterans; homeless; and families.

Accessibility requirements are incorporated into all types of housing financed by the CDC. County-funded developers of affordable and special needs housing are required to meet Americans with Disabilities Act (ADA) 2010 and California Building Code requirements for accessible units. If federal funds are involved, they are also required to construct Uniform Federal Accessibility Standards (UFAS) compliant units. CDC reviews building plans, inspects completed units, and requires Certified Accessibility Specialist certifications. The units must remain complaint for 55 years and are monitored on an ongoing basis.

For housing notice of funding availability (NOFAs), the CDC uses the term “Special Needs,” which incorporates categories as determined by funding source or County Board policy decisions. The NOFA process competitively and transparently rates the projects that serve the desired populations and also leverage the best use of County funds. Accessibility, adaptability, fair housing, affirmative marketing, and reasonable accommodations are incorporated into all CDC funded rental projects as a matter of compliance with HUD, ADA, and local building codes.

In addition, CDC requires all new housing projects (all of which have fully accessible units) to list their properties on the Los Angeles County Housing Resource Center web site (LACHRC). The LACHRC web site, established in 2007, provides a way for all landlords to advertise accessible units, and allows all tenants to search for affordable and accessible units online or phone toll free. The CDC is working on new features to the LACHRC web site to alert caseworkers and stakeholder agencies of new accessible units in production.

The CDC also works with various partners to expand resources for special needs populations. For example, CDC works with the Westside Center for Independent Living on developing better ways to match accessible units with people who need them, and to improve fair housing and affirmative marketing practices. Shared housing is promoted on the LACHRC web site through a partnership with Affordable Living for the Aging, which is taking a national leadership role in shared housing practices. For more information, please see the discussion on Housing for Persons with Disabilities in the Housing Constraints section and Program 25: Best Practices in Accessible Housing in the Programs and Objectives section.

### **Reasonable Accommodations Ordinance**

The Reasonable Accommodations Ordinance is a procedure in the zoning ordinance for persons with disabilities to request reasonable accommodation from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. The Ordinance applies to the unincorporated areas. For more information on the Reasonable Accommodations Ordinance, please see the discussion on Housing for Persons with Disabilities in the Housing Constraints section and Program 27: Reasonable Accommodations Ordinance in the Programs and Objectives section.

## **Opportunities for Energy Conservation**

### **Green Building Construction and Operations**

In 2008, the Board of Supervisors adopted the Green Building Program, which includes drought-tolerant landscaping, green building, and low impact development ordinances, and created an

implementation task force and technical manual. In 2010, in response to the mandates set forth in CALGreen (2010 California Green Building Standards Code), the Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Title 31). The Los Angeles County Building Code Update, which will be considered by the Board of Supervisors in 2013 and is anticipated to be effective on January 1, 2014, will provide clarity for the development community, ensure consistency with CALGreen, and advance sustainable construction standards in the County.

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 issued by CDC, the County encourages sustainable development and green building practices. Applications that incorporate sustainable development and energy conservation measures receive higher scores, and therefore have better chances for being funded by the CDC.

### **Los Angeles County Community Climate Action Plan**

A climate action plan is a local commitment to fulfilling the objectives of AB 32. The Los Angeles County Community Climate Action Plan (CCAP) specifies the County's goals for greenhouse gas (GHG) emission reductions within the unincorporated areas by 2020. The CCAP will identify emissions related to community activities, establish a greenhouse gas (GHG) reduction target consistent with AB 32, and provide a roadmap for successfully implementing GHG reduction measures selected by the County. Actions undertaken as part of the CCAP will also result in important community co-benefits including improved air quality, energy savings, and increased mobility, and will enhance the resiliency of the community in the face of changing climatic conditions. Strategy areas for the CCAP include: Green Building and Energy; Land Use and Transportation; Water Conservation and Wastewater; Waste Reduction, Reuse, and Recycling; and Land Conservation and Tree Planting. The CCAP, which is a component of the General Plan Air Quality Element, is expected to be completed in 2014.