

# **HOUSING ELEMENT 1998-2005**



**Los Angeles County  
GENERAL PLAN**

**Adopted: October 23, 2001**  
by the Los Angeles County  
Board of Supervisors

County of Los Angeles  
Department of Regional Planning  
James E. Hartl, AICP  
Director of Planning



**LOS ANGELES COUNTY BOARD OF SUPERVISORS**

Gloria Molina, First District  
Yvonne Brathwaite Burke, Second District  
Zev Yaroslavsky, Third District  
Don Knabe, Fourth District  
Michael D. Antonovich, Fifth District

Adopted: October 23, 2001

**LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION**

George Pederson, Chair  
Esther L. Valadez, Vice Chair  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner  
Wayne Rew, Commissioner

Approved: August 1, 2001

General Plan Amendment

No. SP 99-250

Actions:

Adopt Revision 3 to the Housing Element  
of the Los Angeles County General Plan

Repeal Revision 2 to the Housing Element, adopted in 1989 (SP 89-157)  
and Housing Element amendment (At Risk Units), adopted in 1992 (SP 92-076)

Project Management:

James E. Hartl, AICP, Director of Planning

Jon Sanabria, Chief Deputy

Pamela Holt, AICP, Administrator, Advance Planning Division

Project Manager:

George Malone, AICP, Regional Planner  
General Plan Development Section

Staff:

Patricia Lin

Robert Glaser, Map Production

Contributing Staff:

Russell Fricano, Ph.D, AICP

Harriet Lang

Armen Minasian

Julie Striplin

Gar Yee

---

# TABLE OF CONTENTS

---

<b>Chapter</b>	<b>Page</b>
<b>List of Exhibits</b> .....	vi
<b>List of Maps</b> .....	ix
<b>1. INTRODUCTION</b>	
1.1 Purpose of Housing Element .....	1-1
1.2 Summary of Housing Development Issues for the Unincorporated Area.....	1-1
1.3 Organization of the Housing Element .....	1-2
1.4 State Policy and Legal Requirements .....	1-3
1.5 Affordable Housing Development in Los Angeles County.....	1-4
1.6 Housing Element Planning Cycle .....	1-5
1.7 Previous Planning Efforts .....	1-6
1.8 Public Participation.....	1-7
1.9 Consistency with General Plan.....	1-8
1.10 Sources of Information.....	1-9
<b>2. REVIEW OF THE 1989-1994 HOUSING ELEMENT</b>	
2.1 Review of the Five-Year Action Plan.....	2-1
2.2 Review of the Quantified Objectives .....	2-1
2.3 Differences Between Proposed Objectives and Accomplishments .....	2-3
2.4 Review and Revision of Housing Goals and Policies .....	2-5
<b>3. HOUSING NEEDS</b>	
3.1 Housing Demand.....	3-1
3.2 Population Characteristics .....	3-1
Ethnicity of Residents .....	3-2
Age of Residents.....	3-2
3.3 Population Growth Trends: 1960-2000 .....	3-4
3.4 Short-Term Population and Employment Projections: 1997-2005 .....	3-5
3.5 Household Characteristics .....	3-6
Existing Households .....	3-6
Projected Households .....	3-6
Household Composition.....	3-6
Household Size .....	3-7
Household Income .....	3-8

3.6 Persons with Special Needs .....	3-9
Farm Workers .....	3-10
Single Parent Households .....	3-11
Elderly .....	3-11
Persons with Disabilities .....	3-13
Large Families.....	3-13
Persons with HIV/AIDS.....	3-14
Households Receiving Public Assistance .....	3-14
Homeless.....	3-16
Homeless Sub-Populations .....	3-17
3.7 Employment Characteristics.....	3-19
Job Characteristics.....	3-19
3.8 Housing Supply.....	3-23
Housing Stock Characteristics .....	3-23
Housing Units Added.....	3-23
Types of Housing .....	3-24
Substandard Housing .....	3-25
Age of Housing.....	3-27
3.9 Housing Demand/Supply Indicators .....	3-27
Tenure .....	3-28
Housing Costs.....	3-28
Rental Costs .....	3-29
Overcrowding and Illegal Residences.....	3-30
Demolitions .....	3-31
Housing Discrimination.....	3-32

**4. REGIONAL HOUSING NEEDS ASSESSMENT**

4.1 Regional Share Housing Needs Allocation .....	4-1
---	-----

**5. LAND INVENTORY FOR HOUSING**

5.1 County Approach to Adequate Housing Sites .....	5-1
5.2 Generalized Distribution of Land-Use .....	5-2
5.3 Inventory of Sites for Residential Development.....	5-3
5.4 Summary of Vacant Site Inventory.....	5-12
5.5 Summary of Sites with Redevelopment Potential .....	5-13

**6. CONSTRAINTS ON HOUSING**

6.1 Government Constraints .....	6-1
Land Use Controls/Land Use Compatibility.....	6-1
Development Fees and Entitlements.....	6-4
Building Codes and Enforcement .....	6-7
Local Processing and Permit Procedures .....	6-8

Parkland Obligations .....	6-14
Limited Residential Redevelopment Activities.....	6-14
On/Off-Site Improvements .....	6-15
Residential Zoning Analysis.....	6-16
Regulatory Concessions to Reduce Governmental Constraints.....	6-21
6.2 Environmental Constraints .....	6-24
Hillsides/Slopes.....	6-25
Fire Hazards .....	6-25
Flooding/Mudflows .....	6-25
Seismic Hazards.....	6-25
National Pollutant Discharge Elimination System (NPDES) Requirements .....	6-26
Significant Ecological Areas (SEAs) and Environmentally Sensitive Habitat Areas (ESHAs).....	6-26
Oak Tree Protection .....	6-27
6.3 Infrastructure Constraints.....	6-27
Fire.....	6-28
Water .....	6-28
Sewers .....	6-30
Streets .....	6-30
Education.....	6-30
Libraries .....	6-30
6.4 Market Constraints .....	6-31
Land Costs .....	6-31
Construction Costs.....	6-31
Construction Liabilities .....	6-32
Financing .....	6-32
Lending Discrimination.....	6-32
6.5 Energy Conservation.....	6-33
6.6 Constraints to Housing in the Coastal Zone .....	6-36
6.7 The Loss of At-Risk Housing Units.....	6-37
Description of At-Risk Inventory by Program.....	6-38
Risk Assessment Methodology.....	6-39
Cost Analysis of Preserving vs. Replacing Comparable Housing .....	6-44
Goals and Policies for Preservation of At-Risk Units .....	6-45
Organizations Interested in Acquiring At-Risk Properties.....	6-47
<b>7. QUANTIFIED OBJECTIVES .....</b>	<b>7-1</b>
<b>8. GOALS AND POLICIES</b>	
8.1 Summary of Housing Needs for County of Los Angeles (Unincorporated Area) .....	8-1
8.2 Goals and Policies.....	8-3
<b>9. HOUSING PROGRAMS</b>	

9.1 Introduction and List of Action Programs .....	9-1
9.2 Maps of Program Implementation Areas.....	9-4
9.3 List of Abbreviations and Acronyms .....	9-6
9.4 Definition of Household Income Categories.....	9-6
9.5 Description of Funding Sources .....	9-7
9.6 Priorities and Programs .....	9-11
<b>List of Housing Programs</b>	
Priority 1. Homeless and HIV/AIDS.....	9-12
1. Emergency Shelter Grant Program (ESG) .....	9-13
2. Homeless Organizations Assistance Program .....	9-15
3. Section 8 Homeless Housing Program .....	9-16
4. Section 8 Housing Assistance for Homeless with AIDS .....	9-17
5. Shelter Plus Care - Supportive Housing Program.....	9-18
Priority 2. Non-Homeless Persons with Special Needs .....	9-20
6. Aftercare Program for Disabled - Rental Assistance.....	9-21
7. Supportive Living Community Based Organizations .....	9-22
8. University of California Cooperative Extension Program.....	9-23
9. Housing Authority Services Program.....	9-24
Priority 3. Housing .....	9-25
10. Countywide Affordable Rental Housing Development .....	9-28
11. Tax Exempt Multifamily (Renters) Revenue Bond Program.....	9-29
12. Affordable Housing Density Bonus Program .....	9-30
13. Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program.....	9-31
14. Mortgage Credit Certificate Program.....	9-32
15. Countywide Affordable Home Ownership Program .....	9-33
16. Housing Rehabilitation Loan Program .....	9-34
17. Emergency Repairs Grants .....	9-35
18. Neighborhood Improvement Strategy Program (NISP)	
Emergency Assistance Grant .....	9-36
19. HOME Rental Rehabilitation Program .....	9-37
20. Housing Preservation Rental Housing Loan Program.....	9-38
21. Single Family Housing Rehabilitation Program.....	9-39
22. Home Improvement Bond Loan Program .....	9-40
23. Unincorporated Areas Handyworker Programs .....	9-41
24. Lennox Sound Attenuation Program .....	9-42
25. Public Housing Modernization .....	9-43
26. Preservation of Bond-Financed Housing Program.....	9-46
27. Preservation of HUD Financed Housing.....	9-47
28. Section 8 Certificate/Voucher Rental Assistance Program .....	9-48
29. Affordable Rental Housing - Project-Based Rental Assistance Program.....	9-49
30. Family Self-Sufficiency Public Housing and Assisted Housing Program.....	9-50
31. Housing Relocation Program .....	9-51
32. Transitional Support for Homeless CalWORKs Families.....	9-52
33. Emergency Assistance to Prevent Eviction .....	9-53
34. Housing Counseling/Training.....	9-54

Priority 4. Planning and Administration.....	9-55
35.Fair Housing Program .....	9-56
36.Transit-Oriented District (TOD) Program .....	9-57
37.Housing Element Update .....	9-59
38.Monitoring of Affordable Housing Activities.....	9-60
39.Monitoring of Housing Issues.....	9-61
40.Annual Report on Housing Element Accomplishments .....	9-62
41.Senior Citizen’s Affordable Second Unit Ordinance Implementation Program.....	9-63
42.Child Care Facilities Ordinance Implementation Program .....	9-64
43.Farmworker Housing Assistance .....	9-65
44.Identify Sites for Multi-family Housing.....	9-67
Priority 5. Public Facilities and Services .....	9-72
45.Parks and Recreation Centers .....	9-73
46.South Scattered Sites (Housing) Management Office.....	9-74
47.Community and Senior Service Centers .....	9-75
48.Homeowner Fraud Prevention Programs .....	9-76
Priority 6. Other Activities .....	9-77
49.Code Enforcement Program.....	9-78
50.Century Station Code Enforcement Project.....	9-79
51.Graffiti Removal Program.....	9-80
52.Lead-Based Paint Hazard Reduction Program.....	9-81
53.Child Care Centers .....	9-82
Priority 7. Redevelopment and Other Set-Aside Programs .....	9-83
54.Maravilla Redevelopment Project .....	9-84
55.West Altadena Redevelopment Project.....	9-86
56.Willowbrook Redevelopment Project .....	9-88
57.City of Industry Redevelopment Set-Aside Program .....	9-90
Priority 8. Housing Inspection and Monitoring Activities .....	9-92
58.Contract Shelter/Voucher Hotel Inspection.....	9-93
59.Generalized Housing Inspection Program.....	9-94
60.StateTax Board Penalties for Health, Safety, and Building Codes Violations.....	9-95
61.Housing Task Force.....	9-96

**10. GLOSSARY**

10.1 Acronyms .....	10-1
10.2 Definitions.....	10-2

## LIST OF EXHIBITS

Exhibit 1-1 Housing Element Planning Cycle, 1990-2005.....	1-6
Exhibit 2-1 Review of Quantified Objectives from 1989 Housing Element .....	2-2
Exhibit 2-2 Regional Housing Needs Assessment Future Housing Need, 1989-1994.....	2-3
Exhibit 2-3 Approved Housing Units by Residential Building Permits Unincorporated Area, 1990-1999.....	2-4
Exhibit 2-4 Policy/Program Evaluations from 1989 Housing Element .....	2-6
Exhibit 3-1 Population Profile of the Unincorporated Area, 1990.....	3-1
Exhibit 3-2 Racial Distribution, Los Angeles County, 1990 and 1997.....	3-2
Exhibit 3-3 Racial Distribution by Census Designated Place, .....	3-3
Unincorporated Area, 1990	
Exhibit 3-4 Population Growth, .....	3-4
Los Angeles County and Unincorporated Area, 1960-2000	
Exhibit 3-5 Projected Population and Employment,.....	3-5
Unincorporated Area, 1997-2005	
Exhibit 3-6 Projected Households, .....	3-6
Unincorporated Area, 1997-2005	
Exhibit 3-7 Household Composition, .....	3-7
Los Angeles County and Unincorporated Area, 1990	
Exhibit 3-8 Persons Per Household .....	3-8
Exhibit 3-9 Household Income, .....	3-9
Unincorporated Area, 1990	
Exhibit 3-10 Summary of Special Needs Population, .....	3-10
Los Angeles County and Unincorporated Area, 1990	
Exhibit 3-11 Summary of Disabled Population (Age 16+).....	3-12
Los Angeles County and Unincorporated Area, 1990	
Exhibit 3-12 Public Assistance Recipients by Program, .....	3-15

Los Angeles County, 1995-1997

Exhibit 3-13	Employment Trends in Los Angeles County by Industry, 1990-1999.....	3-20
Exhibit 3-14	Number of Jobs by Industry in Los Angeles County, 1990-1999 .....	3-21
Exhibit 3-15	Employment Projections by Industry, 1997-2004 .....	3-22
	Countywide and Unincorporated Area	
Exhibit 3-16	Changes in Units and Households,.....	3-24
	Los Angeles County and Unincorporated Area, 1990-2000	
Exhibit 3-17	Housing Unit Type, Unincorporated Area, 1998.....	3-24
Exhibit 3-18	Number of Bedrooms per Housing Unit,.....	3-25
	Unincorporated Area, 1990	
Exhibit 3-19	Physical Indicators of Housing Quality, Los Angeles County.....	3-26
	(excluding cities of Los Angeles and Long Beach), 1995	
Exhibit 3-20	Estimated Age of Housing, .....	3-27
	Unincorporated Area, 1990	
Exhibit 3-21	Gross Rent Paid as Percentage of Household Income, .....	3-30
	Los Angeles County and Unincorporated Area, 1989	
Exhibit 3-22	Overcrowded and Severely Overcrowded Units by Tenure.....	3-31
	Los Angeles County and Unincorporated Area,1990	
Exhibit 3-23	Summary of Existing Housing Problems for Lower-Income Households.....	3-32
	Unincorporated Area, 1999	
Exhibit 4-1	RHNA Construction Need and Income Distribution, 1998-2005.....	4-2
Exhibit 5-1	Generalized Distribution of Land Use Categories for Mainland Unincorporated Area .....	5-2
Exhibit 5-2	Northlake Specific Plan: Distribution of Proposed Housing Units by Land-Use Category.....	5-3
Exhibit 5-3	Canyon Park Specific Plan: Distribution of Proposed Housing Units by Land-Use Category.....	5-5
Exhibit 5-4	Marina del Rey: Distribution of Proposed Housing Units	

by Land-Use Category.....	5-6
Exhibit 5-5 Summary of Housing Units Allowed by Zone in the Slauson, Florence, Firestone, and Imperial Metro Blue Line Transit Oriented Districts .....	5-7
Exhibit 5-6 Summary of Housing Units Allowed by 136 Residential Projects .....	5-8
Exhibit 5-7 Potential Housing Development within Redevelopment Projects.....	5-9
Exhibit 5-8 Summary of Underdeveloped Areas with High Density Residential Potential for Low Income Housing.....	5-11
Exhibit 5-9 Summary of Vacant Sites Approved for Residential Development .....	5-12
Exhibit 5-10 Summary of Sites with High Potential for Redevelopment with New Residential Development.....	5-13
Exhibit 5-11 Vacant Land with Approved Projects.....	5-14
Exhibit 6-1 Los Angeles County Guidelines for Designing a Residential Project.....	6-4
Exhibit 6-2 Estimate of Impact Fees and Entitlement Fees for Typical High Density (45-Unit) Residential Project in Existing Urban Area (South Whittier) .....	6-6
Exhibit 6-3 Estimate of Impact Fees and Entitlement Fees for Typical Low Density (25-Unit) Residential Project in Urban Expansion Area (Newhall).....	6-7
Exhibit 6-4 Summary of Case Processing and Environmental Review Procedures .....	6-9
Exhibit 6-5 Residential Zoning Analysis.....	6-18 to 6-20
Exhibit 6-6 Zoning and Housing Units Allowed in the Slauson, Florence, .....	6-24
Firestone, and Imperial (Rosa Parks) Metro Blue Line Transit Oriented Districts	
Exhibit 6-7 Sources of Water Supply for the Unincorporated Area .....	6-29
Exhibit 6-8 Multifamily Revenue Bond Project monitored by the .....	6-41
Community Development Commission	
Exhibit 6-9 HUD Prepay Properties .....	6-43
Exhibit 6-10 Cost of Replacing At-Risk Housing Expiring between 2000-2005.....	6-45
Exhibit 7-1 Quantified Objectives Based on Policy Programs and .....	7-1
Probable Private Sector Activity, 2000-2005	

## LIST OF MAPS

Los Angeles County Specific Plan Locations.....	5-4
Los Angeles County Residential Site Inventory.....	5-15
Northeast Los Angeles County (Housing Sites).....	5-16
Northwest Los Angeles County (Housing Sites).....	5-17
West Los Angeles County (Housing Sites).....	5-18
East Los Angeles County (Housing Sites) .....	5-19
South Los Angeles County (Housing Sites) .....	5-20
Other Sections of Los Angeles County (Housing Sites) .....	5-21
Urban County and List of Participating Cities .....	9-4
Los Angeles Unincorporated County.....	9-5
Los Angeles County Supervisorial Districts .....	9-5
Los Angeles County Public Housing (North Section).....	9-44
Los Angeles County Public Housing (South Section) .....	9-45
Transit Oriented Districts (TOD) .....	9-58
Maravilla Redevelopment Area.....	9-85
West Altadena Redevelopment Area .....	9-87
Willowbrook Redevelopment Area .....	9-89
City of Industry 15-mile Radius .....	9-91

---

# 1. INTRODUCTION

---

## 1.1 PURPOSE OF THE HOUSING ELEMENT

Sweeping economic and demographic changes occurred throughout the 1990s, creating significant challenges to the ability of local governments to provide adequate housing for residents in Los Angeles County. The economic recession during the first half of the decade, continued population growth, and the diminishing availability of easily buildable land have all contributed to the growing scarcity of affordable housing. Providing adequate housing, especially that which is affordable to low- and moderate-income households, has become a significant challenge to both government and the private sector during these times.

The Housing Element serves as a policy guide for addressing issues that may arise in meeting the housing needs of current and future residents. The purpose of the element is two-fold: 1) to determine the existing and projected housing needs of residents of the unincorporated area, and 2) to take appropriate actions that encourage the private sector to build housing while making sure that government is not a constraint to housing production. The element establishes goals and policies to guide officials in making decision to address housing needs. The provision of decent, safe, sanitary and affordable housing for residents of the unincorporated area is a primary focus of the element. The element emphasizes the special housing needs of specific target population groups such as the elderly, the disabled, female-headed households, and the homeless.

## 1.2 SUMMARY OF HOUSING DEVELOPMENT ISSUES FOR THE UNINCORPORATED AREA

Even prior to the 1990's, housing production was already lagging behind population growth. The last decade only increased the gap. The resulting shortage of housing has led to escalating housing prices and fewer housing opportunities especially for low to moderate-income households.

A number of factors contribute to the so-called 'housing crisis' occurring at this time. Some of these factors were the inevitable consequence of the maturation of the county's real estate, while others are the result of the increased interest in hazards prevention and preservation of agricultural lands and open space. The following are key contributors to the creation of the housing crunch in Los Angeles County:

- **Lack of Available Vacant Land:** As a mature jurisdiction, Los Angeles County is essentially built-out within existing urban islands. Many communities, but not all, have little or no vacant land remaining for development. This lack of adequate land inventory increases land value and becomes a constraint to developing affordable housing. *As a result of this issue, the county is now faced with difficult choices - to continue urban sprawl-like development or begin encouraging higher density infill.*

Although there are large tracts of land designated for rural use which theoretically could be developed with many thousands of housing units, the practicality of such an event happening

is remote. Much of the hillsides and nearly all of the valley land in the densely populated portion of the county south of the San Gabriel Mountains have already been converted to urban and suburban use. Much of the remaining vacant land in the unincorporated area is mountainous and in physically hazardous areas, environmentally significant habitat areas, and/or lacking in basic sewer/water infrastructure.

The high cost of providing the infrastructure for these outlying areas renders affordable housing development infeasible. While recycling existing flatter urban land to build at higher densities could offer opportunities for affordable housing development, the high cost of land in the urban area as well as community resistance to affordable housing and increased density generally limits this possibility without some strong incentives, concessions, or political support.

- **Community Resistance to Increased Density:** Most existing neighborhoods are opposed to any projects that would increase traffic, noise, air pollution, or groundwater contamination; that is, virtually all projects of any scale.
- **Construction Defect Litigation:** Builders complain that the lack of multi family housing construction in Southern California can be attributed directly to construction defect litigation.<sup>1</sup> These lawsuits add substantially to the cost of obtaining construction insurance, and ultimately become a constraint in the development of multi-family projects, and these tend to be the more affordable units in the county.

Fear of lengthy and costly lawsuits, and skyrocketed insurance premiums have altered the construction of multi-family units. Besides costly insurance premiums, there are few multi-family housing insurance providers.

The negative impact from construction defect litigation on multifamily construction can be demonstrated by how multifamily construction has been almost completely replaced by expensive single-family construction. While single family housing construction increased by 4% between 1990 and 1999, permits issued for multifamily housing declined by 55.4% during the same period in the Southern California region.

### **1.3 ORGANIZATION OF THE HOUSING ELEMENT**

The Housing Element consists of the following ten chapters:

- **Chapter 1 – Introduction**  
This section describes the purpose of the housing element, applicable housing element law, other related plans, the citizen participation and housing element adoption processes, and requirements for General Plan consistency.
- **Chapter 2 – Review of the 1989-1994 Housing Element**
- **Chapter 3 – Housing Needs**  
An assessment of key factors affecting housing needs including the following:
  - Population, Household, and Employment Characteristics
  - Special Needs Populations

---

<sup>1</sup>Report from SCAG's Regional Housing Issue Summit, October 2, 2000.

- Housing Supply and Demand
- The Regional Housing Needs Assessment and Allocation
- Constraints to Housing
- Preservation of At-Risk Housing Developments
- **Chapter 4 – Constraints to Meeting Housing Needs**
- **Chapter 5 – Regional Housing Needs Assessment (RHNA)**
- **Chapter 6 – Land Inventory for Housing**  
This section lists the sites available in the unincorporated area for residential construction. These sites have adequate sewer and water systems to accommodate new construction.
- **Chapter 7 – Quantified Objectives**
- **Chapter 8 – Goals and Policies**  
This section sets forth the goals and policies for the construction, rehabilitation, conservation, and preservation of housing.
- **Chapter 9 – Housing Programs**  
This section provides a description of planned housing programs for the 1998-2005 housing element implementation cycle.
- **Chapter 10 – Glossary**

#### **1.4 STATE POLICY AND LEGAL REQUIREMENTS**

##### **Housing a Vital State-wide Goal**

The State of California declares that ‘the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.’ To accomplish this state-wide housing goal, the state legislature finds that:

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

As part of its efforts to achieve this fundamental goal, the state enlists the assistance of local governments to undertake a ‘good faith effort’ to advance this goal by adopting a housing element as part of their General Plan. The state mandates that local governments undertake the preparation of a housing element to achieve the following:

- To assure that local governments recognize their responsibilities in contributing to the attainment of the state housing goal;
- To assure that local governments prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal; and
- To recognize that each locality is best capable of determining what efforts are required for local contribution to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

In the preparation and implementation of the Element, the state further finds that local governments have a responsibility to consider and weigh economic, environmental and fiscal factors, as well as community goals set forth in their general plan. As mandated by the state legislature, the housing element, thus, serves both as an important instrument of state housing policy, and as a statement of local government's acknowledgment of, commitment to, and participation in efforts to achieve the state housing goal.

Progress toward the state goal requires the cooperation of government, non-profit housing advocates, and the private sector in an effort to expand housing opportunities and accommodate the housing needs of residents of all economic levels and ethnic backgrounds. This Housing Element represents a commitment on the part of Los Angeles County to work toward attainment of this major public policy, and to meet the requirements mandated by the California legislature.

The Housing Element identifies and analyzes existing and projected housing needs of households in the unincorporated area, and provides a statement of the goals, policies, and scheduled programs for the preservation, maintenance and construction of housing, especially affordable housing.

- **Legal Compliance**

The Housing Element is a legally required element of the General Plan. This revision to the Housing Element of the Los Angeles County General Plan was prepared to comply with Article 10.6 of the Government Code beginning at §65583, and the General Plan Guidelines issued in November 1998 by the Governor's Office of Planning and Research.

- **State HCD Review**

The mandatory review of this Housing Element by the California Department of Housing and Community Development (HCD) occurred between the following dates: September 28, 2000 and November 14, 2000.

## **1.5 AFFORDABLE HOUSING DEVELOPMENT IN LOS ANGELES COUNTY**

Although some efforts to produce affordable housing are generated by the private sector and the non-profit housing developers, in large, the major sponsor of affordable housing is the public sector. For the unincorporated Los Angeles County, the Community Development Commission (CDC) is the entity that sponsors the development of housing that is affordable and accommodating of special needs.

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

In addition to the federal resources administered by the Commission, the Los Angeles County Housing Authority administers the City of Industry housing set-aside funds ("Industry Funds").

The Industry funds are loaned to qualified affordable and special needs housing developments located within a 15-mile radius of the City of Industry, within any political jurisdiction.

The Industry Funds Program, by 2005, will have generated a total of more than 2,600 affordable units in Los Angeles County, within the 15 mile radius of the City of Industry.

## **1.6 HOUSING ELEMENT PLANNING CYCLE**

State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) (a listing of acronyms is found on page 187) region adopt the third revision to their Housing Elements by June 30, 2000. Due to delays in the Regional Housing Needs Assessment by SCAG, the housing element adoption deadline was extended to December 31, 2000. As a consequence of this due date, a series of time frames for various aspects of the Housing Element preparation are established. There are three relevant time periods illustrated in the chart below:

- 1990-1998: review period of recent past housing activities;
- January,1998-July,2005: planning period for the Regional Housing Needs Assessment; and
- 2000-2005: an implementation period for the new Housing Element.

In addition, the *1998 Consolidated Plan*, prepared by the Community Development Commission (CDC), operates on a slightly different time frame from 1998 to 2003. This plan plays a key role in identifying housing implementation programs.

The planning period for the Regional Housing Needs Assessment (RHNA) as prepared by SCAG, is from January 1998 to June 2005, a 7½year period. The implementation period covered by this element is July 2000 through June 2005. By 2003 the county, along with other jurisdictions in the SCAG region, again will begin preparation for the fourth revision of the housing element to cover the period from 2005-2010. Exhibit 1-1 illustrates the overlapping time lines of related housing activities discussed above.



In 1992, due to amendments in state law concerning housing elements, local governments were required to adopt an analysis and program for preserving existing assisted, multi-family rental housing developments that were at risk of conversion to non-low-income uses over the next ten years as a result of terminated subsidy contracts, mortgage prepayment, or expiration of use restrictions.<sup>3</sup> To satisfy these requirements, the county amended its housing element of the General Plan in 1992.

- **Revision 3 to Housing Element**

Revision 3 to housing elements of jurisdictions in the SCAG region were initially due in 1994. Since the 1989 housing element update, SCAG has not been funded by the state to conduct the RHNA process. As a result, six years of time extensions for the next housing element update were subsequently granted by the state. In 1998, the state again approved funding for SCAG to undertake a new RHNA process. Subsequent delays in completing the RHNA process resulted in the state approving an additional half-year extension for a new deadline of December 31, 2000 for the next housing element update to provide SCAG with additional time to complete the RHNA process and allow local governments to include the revised housing need requirements into their element revisions. This revision/update has been prepared to meet that requirement.

- **1998-2003 Consolidated Plan for the Los Angeles Urban County**

The National Affordable Housing Act (NAHA) of 1990 required that in order to be eligible for funding under programs provided by the U.S. Department of Housing and Urban Development (HUD), local jurisdictions must submit a Comprehensive Affordability Strategy (CHAS). NAHA, amended in 1992, deleted the CHAS requirement and replaced it with a rule providing for one consolidated plan for all HUD formula grant programs. The rule stated that the plan must consolidate into a single submission the planning and application aspects of the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), the Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) formula programs.

The Consolidated Plan was developed by the Community Development Commission (CDC) to look at housing and community development from a comprehensive, jurisdiction-wide approach. For purposes of receiving federal formula grant funds, the jurisdiction addressed by this document is the Los Angeles Urban County. The Urban County is comprised of the unincorporated areas and 48 cities which participate in the Urban County program by utilizing a portion of the county's CDBG allocation.

## **1.8 PUBLIC PARTICIPATION**

Private citizens, housing interest groups and government agencies provided input during the Housing Element revision process through a series of public workshops. The County held ten public meetings throughout the unincorporated area in the following locations: Lancaster, Santa Clarita, Calabasas, West Covina, Hacienda Heights, South Whittier, La Canada-Flintridge, East Los Angeles, West Compton, and downtown Los Angeles. The purpose of the meetings were to solicit public comments and input on the draft Housing Element goals and policies. A concerted

---

<sup>3</sup>California Govt. Code Section §65583 (a) and (b).

effort was made to notify a broad range of housing organizations, agencies and interest groups for both the workshops and the Housing Element public hearing process. In addition, the county's website was utilized to provide further access to the Housing Element update process. Public participation will also be provided in the form of public hearing by the Regional Planning Commission and the Board of Supervisors.

## **1.9 CONSISTENCY WITH THE GENERAL PLAN**

The Housing Element is one of the seven General Plan elements required by state law, but the only element required to be revised every five years. The other mandatory elements of the General Plan include Land Use, Circulation, Open Space, Conservation, Safety, and Noise. The county General Plan includes all these elements.<sup>4</sup> The county's General Plan includes these elements as well as the Economic Development, Scenic Highways, and Public Facilities Elements.

The Los Angeles County Housing Element is consistent with the other elements of the county General Plan. The Housing Element does not require any significant changes to other elements of the General Plan. Minor modifications to the Zoning Ordinance such as the creation of the Second Unit Ordinance are suggested in the programs section of the element. The Housing Element does not modify or relocate density, and does not recommend policies and action programs that would create housing at the expense of goals and policies within other county elements. However, several elements of the General Plan may affect housing development strategies because they govern actual or potential environmental or man-made factors that impact the ability to accommodate housing.

Section 65583(c) 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 a two-step process toward ensuring internal consistency between the Housing Element and other General Plan elements.

In step one of the process, Housing Element policies and residential land use designations are shaped by other General Plan element policies with particular focus on hazard avoidance (i.e. bush fires, hillside management, floodplain policies, landslides, earthquakes, etc.), resource protection (i.e. sensitive environmental areas and major recreational areas such as the Santa Monica Mountains), avoidance of irritating noise sources, and the cost of providing additional infrastructure, such as for water and sewers, to distant outlying areas. These policies serve as constraints for the current Housing Element revision.

Pending review, an amendment to the Housing Element may be necessary when the new Consolidated Plan is adopted for the 2003-2008 time frame. The 2000 Census poses a potential problem to the accuracy of the Housing Element's housing needs analysis and may require a General Plan amendment. The county is also currently undergoing a General Plan Update. Consequently, as part of the General Plan Update, the Housing Element will be re-examined to ensure consistency with the new draft General Plan. Finally, the county may review policies

---

<sup>4</sup>Conservation Element was combined with Open Space into one element for the new General Plan update initiated in 1998.

during the 2000-2005 Housing Element cycle to intensify land use to accommodate the demand for housing.

### **1.10 SOURCES OF INFORMATION**

The revised Housing Element for the 2000-2005 Housing Element cycle utilized the most current data available at the time of preparation, including the following major sources:

- California Housing Partnership Corporation
- California Department of Housing and Community Development
- California Department of Finance
- California Employment Development Department
- California Senate Office of Research, “The Right Home in the Right Place and the Right Price.” October, 1999.
- Los Angeles County Community Development Commission, 1998-2003 Consolidated Plan
- Los Angeles County Community Development Commission, 1999-2004 Redevelopment Implementation Plans
- Los Angeles County Department of Public Works, Housing Permit Data for 1990-1999
- Los Angeles County Department of Regional Planning, Adequate Sites Analysis from the Development Monitoring System and Case Tracking System, Spring, 2000
- Los Angeles County Department of Regional Planning, General Plan Reports on Major Implementation Accomplishments for 1990, 1991, 1992, 1993
- Los Angeles County Department of Regional Planning, Geographic Information System
- Los Angeles Homeless Services Authority “Continuum of Care” Strategy
- SCAG, Regional Housing Needs Assessment - November, 1999
- SCAG, “2020 Cities/County Population/Household/Employment Projections,” - November, 1998
- U.S. Census Bureau, 1990

Footnoted throughout the Housing Element are other newspaper articles and reports used in the analysis of housing issues in the county. The county recognizes that during this Housing Element cycle, new data may become available that may be more relevant or accurate than the data contained in this Housing Element. In addition, this Housing Element uses data reported on different levels: county-wide, urban county or unincorporated area. The urban county designation includes the unincorporated area and 47 participating cities.

---

## **2. REVIEW OF THE 1989-1994 HOUSING ELEMENT**

---

### **2.1 REVIEW OF THE FIVE-YEAR ACTION PLAN**

At the beginning of each new housing element revision cycle, local governments are required to review their past efforts. This self-critical review involves an evaluation of how effective the jurisdiction was in accomplishing the goals, policies, and objectives from the previous Housing Element.

This section provides a review of the 1989 Housing Element for the 1990-1994 implementation period. The review is based on the reports prepared by the Department of Regional Planning, entitled “Los Angeles County General Plan Report on Implementation Accomplishments” for the years 1990-1993. The report was discontinued in 1994 due to budget and staffing constraints. Additional information provided for years 1994 and beyond is based on the 1998-2003 Consolidated Plan, produced by the Community Development Commission.

### **2.2 REVIEW OF THE QUANTIFIED OBJECTIVES**

Exhibit 2-1 on the next page summarizes the five year objectives of the 1989 Housing Element compared to the actual achievement from 1990 to 1997.

Exhibit 2-2, on Page 2-3, shows the construction need during the 1989-1994 planning period for the last Regional Housing Needs Assessment (RHNA). Exhibit 2-3 on the next page shows the number of approved housing units built during the decade of the 90s based on residential permit activities from 1990-1999.

To assess the success the county had in meeting the 1989-1994 RHNA targets, several rules of thumb had to be applied:

- If the new construction was subsidized or maintained affordability covenants, the units would be considered affordable to very low income and low income households<sup>1</sup>. During the prior RHNA period, there were 1,979 units such units generated for very low and low income households.
- Most multi-family apartments maintain substantial number of units affordable to moderate income households. In this analysis, it was assumed that 50 percent of all apartment developments with 3+ units would be affordable to moderate income households. During the last RHNA period, 1,772 units such units for moderate income households were built. The other 50<sup>2</sup> percent (1,772 units) of apartment developments with 3+ units would be above moderate income units.

---

<sup>1</sup>As defined by Health and Safety Code Section 50093(a).

**EXHIBIT 2-1 REVIEW OF QUANTIFIED OBJECTIVES FROM 1989 HOUSING ELEMENT**

Source: Department of Regional Planning, Community Development Commission, Department of Public Works Building & Safety Division

	1989-1994 Objectives				Review of Previous Objectives (1990-1997)			
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
<b><u>New Construction</u></b> (Unincorporated areas unless otherwise noted)								
Single Family Mortgage Revenue Bonds	1,850				1,073			
Multi Family Revenue Bonds	500							
Redevelopment	900				0	0		
Density Bonus	1,000				863			
Public Housing (includes participating cities)	300				43			
Subtotal	4,050				1,979	0		
<b><u>Conservation/Affordability</u></b> (Unincorporated areas unless otherwise noted)								
Section 8/Vouchers (includes 13,462 current units in participating cities)	15,500				15,078			
Public Housing - Existing (with participating cities)	3,250				3,609			
Rental Rehabilitation Loans	1,000				775			
Housing Rehabilitation Loans	500				602			
Section 8 Moderate Rehabilitation Loans	150				143 (discontinued)			
Redevelopment - Rehabilitation	500					78		
Redevelopment - Home Improvement	1,000				0			
Handy Worker Services	2,500				2,280			
Subtotal	24,900				22,565			
<b>TOTAL</b>	<b>28,950</b>			<b>n/a</b>	<b>25,329</b>			<b>n/a</b>

**EXHIBIT 2-2 REGIONAL HOUSING NEEDS ASSESSMENT  
FUTURE HOUSING NEED FROM 1989-1994**

<b>Income Categories</b>	<b>7/89 – 6/94 Housing Need</b>	<b>Percent of Total</b>
Very Low Income	5,174	15%
Low Income	7,148	21%
Moderate Income	6,093	18%
Above Moderate Income	15,624	46%
<b>Total Units</b>	<b>34,039</b>	<b>100%</b>

Source: Los Angeles County Housing Element, 1989

- Condominiums, townhouses, single-family homes are usually affordable only to those households whose income level is above moderate. This equaled 18,755 units affordable to these upper income households.

In total about 22,300 housing units were approved for construction through the issuance of building permits over the last ten years. This figure meets only two-thirds of the target RHNA goal of 34,000 housing units for the 1989-1994 period. By income category, the amount of housing units developed fell short of the RHNA targets in every category except for the above moderate income.

**2.3 DIFFERENCES BETWEEN PROPOSED  
OBJECTIVES AND ACCOMPLISHMENTS**

Although the county did not meet the exact quantitative objectives set out in the previous Housing Element, significant strides were made towards accomplishing the goals. Revisions to the Zoning Ordinance, minimization of county obstacles to affordable housing projects, and facilitation of affordable housing construction have been implemented to meet these goals to various degrees.

Some of the goals defined in the 1989 element, including the RHNA, were not achieved for four main reasons: the economic downturn during the early part of the last decade, the increasingly built out nature of the county land, the lack of appropriate sites for affordable housing development, and the reduction of federal funds for affordable housing.

The early 1990s was a period of economic recession in Los Angeles County, and one of the results was a dip in new housing construction . As residential permit information indicated, the number of new housing units approved bottomed out in 1993 at 1,149 units versus 5,576 units at the beginning of the previous Housing Element in 1989. This scenario was paralleled in the affordable housing market as well. In 1990, multi-family housing units, usually more affordable than single-family units, made up 33 percent of the new units built in the unincorporated area. In 1993, multi-family units made up only 6 percent of the new residential construction.

Los Angeles County is now a mature jurisdiction, with many of the communities essentially built-out, meaning there is little or no vacant land remaining for development of any kind. In 1991, both the city of Calabasas and the city of Malibu incorporated, further diminishing the stock

**EXHIBIT 2-3 APPROVED HOUSING UNITS BY RESIDENTIAL BUILDING PERMITS,  
UNINCORPORATED AREA, 1990-1999**

<b>Residential</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>Total</b>	<b>% of Total Housing Stock</b>
Dwelling, Tract Only	793	368	546	631	890	1,235	1,239	1,811	1,353	1,500	10,366	46.5%
Single -Family Houses	972	860	585	402	402	281	335	451	413	403	5,104	22.9%
Two-Family Houses	86	90	96	42	22	14	16	36	28	22	452	2.0%
Two-Family Condos	53	10	16	2	14	14	4	0	0	2	115	0.5%
Apartment, 3-4 Units	91	30	23	21	10	9	36	0	0	3	223	1.0%
Condos, 3-4 Units	288	128	56	0	108	241	12	3	20	20	876	3.9%
Apartment, 5 + Units	533	582	57	22	15	365	376	184	933	254	3,321	14.9%
Condos, 5 + Units	16	319	692	29	81	220	75	64	192	154	1,842	8.3%
<b>Total</b>	<b>2,832</b>	<b>2,387</b>	<b>2,071</b>	<b>1,149</b>	<b>1,542</b>	<b>2,379</b>	<b>2,093</b>	<b>2,549</b>	<b>2,939</b>	<b>2,358</b>	<b>22,299</b>	<b>100%</b>

Source: Los Angeles County Department of Public Works/Building & Safety.

of unincorporated area land. In general, experts have said that the lack of adequate land inventory in Southern California's housing market goes hand in hand with the absence of affordable housing.

Most of the remaining open land occurs in hillside and mountainous areas in the foothills of the San Gabriel Valley, western Santa Monica Mountains, and the Antelope and Santa Clarita valleys in the northern parts of the county. These areas are associated with both hazardous conditions such as wildland fires and slope instability, as well as containing some of the most valuable natural habitats and resources in the unincorporated area. In addition, this supply of 'developable' land is often distant from employment centers and lacking in supportive services for lower-income households.

In the early 1990s substantial reductions in federal spending on affordable housing and community development programs occurred. A major problem resulting from this funding reduction was the conversion of many federally-subsidized housing units from low-income rentals to market rate rentals.

## **2.4 REVIEW AND REVISION OF HOUSING GOALS AND POLICIES**

Housing policies from the prior housing element were reviewed and evaluated for effectiveness. The evaluation was based primarily on whether implementation of the policy occurred in some fashion as well as the need for continuing guidance on making planning decisions concerning affordable housing development. Goals and policies essentially fell into one of three categories; those to be retained, deleted, or substantially modified.

The 1989-1994 Housing Element had four goals, all of which were retained for the update: **Housing Quantity, Housing Affordability, Housing Opportunity/Access, and Maintenance and Improvement of Housing**. In the update process, it became obvious the need for two new goals to further strengthen the county's housing stock maintenance and affordable housing monitoring: **Neighborhood Preservation and Planning for Housing**.

The following changes to policies were made to this Housing Element Update:

**Deleted:** Policies 5, 7, 9, 10, 11, 14, 16, 20

**Retained:** Policies 1, 2, 3, 6, 8, 13, 15, 18, 19, 21

**Substantially Modified:** Policies 4, 12, 17

Exhibit 2-4, starting on the following page, illustrates how policies were implemented through establishment of programs and a review of whether the objectives set forth in the prior element were adequately met. The exhibit includes recommendations on whether to delete, retain or strengthen the program to be more effective.

**EXHIBIT 2-4 POLICY/PROGRAM EVALUATIONS FROM 1989 HOUSING ELEMENT**

<b>GOAL: HOUSING QUANTITY</b>				
<b>Policy</b>	<b>Program</b>	<b>Objective</b>	<b>Review</b>	<b>Recommendation</b>
<p><i>Policy 1: Encourage private sector participation in the development of low and moderate-income housing.</i></p> <p><i>Policy 2: Support and facilitate the development of housing affordable to lower-income households, and encourage the dispersal of new lower-income housing throughout the unincorporated areas of the county.</i></p>	<ul style="list-style-type: none"> <li>• Single Family Mortgage Revenue Bond Program</li> </ul>	1,850 lower-interest mortgage loans to first-time, lower-income home-buyers.	1,073 single-family and multi-family units purchased or constructed under revenue bonds.	Retain program.
	<ul style="list-style-type: none"> <li>• Low- and Moderate-Income/Senior Citizen Housing Density Bonus Program</li> </ul>	1,000 density bonus units reserved for low and moderate-income households. Review ordinance by for possible amendment to increase incentives and tighten enforcement.	863 units reserved for low- and moderate -income or senior citizen households were built. In 1993, new provisions were created to grant 25-50 percent density bonuses depending on the income of future occupants.	Retain program.
	<ul style="list-style-type: none"> <li>• Multi-family Mortgage Revenue Bond Program</li> </ul>	500 units built through provision of lower-interest construction and permanent financing to developers of multi-family housing in which at least 20% of total units are set aside for rental by very low-income households.	1,073 single-family and multi-family units purchased or constructed under revenue bonds.	Retain program.
	<ul style="list-style-type: none"> <li>• Section 8 Voucher Program</li> </ul>	Provide rent payment subsidies to 15,500 lower-income households to private units.	This program continues to provide rent subsidies to an average of about 15,000 lower-income households on an annual basis.	Retain program.
	<ul style="list-style-type: none"> <li>• Amend the low- and moderate-income density bonus program of the zoning ordinance to strengthen monitoring of resales. Also consider permitting an in-lieu fee to be paid by developers to the county to develop low- and moderate-income units.</li> </ul>	Consider having a public or non-profit entity monitor sales, resales and tenancies. Consider also additional incentives and an in-lieu fee option.	No actions taken.	Delete program.

<p><i>Policy 3: Support the design and construction of rental housing to meet the needs of lower income households, particularly large families, senior citizens, and people with disabilities.</i></p> <p><i>Policy 5: Encourage wherever appropriate and consistent with sound planning objectives, the conversion of non-residential buildings to residential usage.</i></p>	<ul style="list-style-type: none"> <li>• Innovative Approaches to Development of Affordable Housing</li> </ul>	<p>Seek out, evaluate and utilize innovative methods of financing, developing, and encouraging development of housing affordable to lower income households, with particular concern for the needs of senior citizens, people with disabilities, and the homeless.</p>	<p>New ordinances resulted in waiver of certain fees for affordable housing projects sponsored by non-profit housing development corporations. Procedural changes were made with the Dept. of Public Works to coordinate affordable housing development with scheduled/potential capital projects. The zoning ordinance was updated to define disability and extend provisions of senior citizen residences to persons with disabilities - 22 units approved.</p>	<p>Objectives continue to be function of Housing Development section of Community Development Commission (CDC). Delete as a separate housing program.</p>
<p><i>Policy 4: Assist private sponsors and developers to identify, aggregate, and prepare land suitable for housing development for low and moderate-income families and individuals and other special needs groups.</i></p>	<ul style="list-style-type: none"> <li>• Public Housing</li> <li>• Review and update the Housing Element, and related General Plan policy, as 1990 Census data and other databases become available.</li> </ul>	<p>Construct 300 new public housing units in the unincorporated area and continue to manage 3,250 existing units.</p> <p>Initiate a review and update as soon as census data becomes available. Conduct an accurate survey of vacant lands to effectively estimate the remaining residential capacity inherent in the county general plan land use designations.</p>	<p>359 units were added to the public housing stock. The county is currently managing 3,609 units.</p> <p>Due to departmental budget cuts, staff was unavailable to review and update the housing element for the 1990-1994 time frame. Since 1998, the Department of Regional Planning has been using GIS databases to strengthen the zoning consistency effort and map out land use and zoning of the General Plan.</p>	<p>Retain program.</p> <p>Retain program.</p>
<p><b>GOAL: MAINTENANCE AND IMPROVEMENT OF AFFORDABLE HOUSING</b></p>				

<p><i>Policy 6: Encourage the investment of both public and private resources to reverse housing and neighborhood deterioration, and to discourage the unnecessary demolition of dwelling units.</i></p>	<ul style="list-style-type: none"> <li>• Rental Rehabilitation Loan Program (RRLP)</li> </ul>	<p>Rehabilitate 1,000 units by providing loans to assist investor-owners.</p>	<p>775 loans were granted to investor-owners to rehabilitate low and moderate income housing units.</p>	<p>Program discontinued. Delete program.</p>
	<ul style="list-style-type: none"> <li>• Housing Rehabilitation Loan Program (HRLP)</li> </ul>	<p>Provide loans to assist low- and moderate-income owner-occupants rehabilitate 500 units.</p>	<p>602 loans were granted to assist low- and moderate-income residential owner-occupants.</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• Section 8 Moderate Rehabilitation Program</li> </ul>	<p>Assist 150 low-income families or people who are elderly or disabled by providing 15 year rent subsidies to landlords who rehabilitate eligible units.</p>	<p>Under this program, 143 units were improved.</p>	<p>Program discontinued. Delete program.</p>
<p><i>Policy 6 (programs continued)</i></p>	<ul style="list-style-type: none"> <li>• Handyworker Services Program</li> </ul>	<p>Provide house painting and minor repairs to low and moderate-income homeowners. Improve 2,500 units.</p>	<p>Under this program, 2,280 units were improved.</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• Contract Shelter/Voucher Hotel Inspections</li> </ul>	<p>Inspect downtown shelters and voucher hotels once a month, and inspects all other voucher hotels once every 3 months.</p>	<p>1990 - 1993: Average 724 annual inspections of shelters and voucher hotels. 1994 - present: Three contract shelters inspected monthly and 70 voucher hotels inspected quarterly</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• Generalized Housing Inspection Program</li> </ul>	<p>Inspect over 61,000 apartment developments with 5 or more units within the county's jurisdiction and issue health licenses.</p>	<p>1990 - 1993 Average 48,225 routine inspections of licensed multi-family developments. No records readily available for 1994-1995. 1996 : 41,972 routine inspections. 1997: 48,267 routine inspections. 1998: 36,183 routine inspections. 1999: 75,797 routine inspections.</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• State Tax Penalties for Health, Safety, and Building Code Violations</li> </ul>	<p>Refer owners of apartment buildings who fail, after six months, to correct health, safety and/or building code violations, to the State Franchise Tax Board.</p>	<p>1990 - 1993 Total of 196 housing violation cases referred to State Franchise Tax Board. 1994 - 1998 Total of 47 housing violation cases referred to State Franchise Tax Board.</p>	<p>Retain program.</p>

	<ul style="list-style-type: none"> <li>• Housing Task Force</li> </ul>	Investigate apartments with extreme health, building or safety problems, bringing together teams from appropriate agencies such as Public Works, local fire/ police departments, and city/ district attorney. Work with landlords to resolve violations and prosecute as needed.	1990 - 1993 Total of 193 housing violations were prosecuted by the joint agency Housing Task Force.	Retain program
	<ul style="list-style-type: none"> <li>• Code Enforcement and Rehabilitation Programs Link</li> </ul>	Develop pamphlet on housing rehabilitation loan programs offered, to be distributed by building, health, and zoning inspectors to owners of cited dwellings.	The pamphlet was developed and distributed. But program was discontinued in 1997 for lack of interest in applying to loan programs	Program discontinued. Delete program.
	<ul style="list-style-type: none"> <li>• Assist in the conservation of existing mobile home parks as affordable housing.</li> </ul>	Conserve mobile home parks that meet basic health and safety requirements.	277 mobile home units preserved.	Program incorporated as Housing Element policy. Delete as housing program.
<p><i>Policy 7: Seek the removal of housing units that are so deteriorated that they do not provide decent and healthy habitation and cannot be economically rehabilitated. Support efforts to assist residents in relocating.</i></p>	No specific program directed towards this effort.	Not applicable.	Not applicable.	Not applicable.

<p><i>Policy 8: Provide and rehabilitate community facilities, serves and infrastructure to enhance the vitality of older and lower-income neighborhoods.</i></p>	<ul style="list-style-type: none"> <li>Community Resources Investment Strategy (CRIS)</li> </ul>	<p>Create strategy to guide county's investment of resources to maximize effectiveness of using public and private funds in meeting community development needs in target areas.</p>	<p>The most recent CRIS document produced was for 1998-1999.</p>	<p>Retain program.</p>
<p><i>Policy 9: Minimize displacement in revitalization areas and provide for expeditions and equitable relocation. Require the relocation and rehabilitation, or replacement, of any low and moderate-income housing units removed by public redevelopment actions.</i></p>	<ul style="list-style-type: none"> <li>Acquisition, Rehabilitation/Demolition of Occupied Real Property (not identified as actual program in 1989 Housing Element)</li> </ul>	<p>Minimize displacement in revitalization areas and provide for expeditions and equitable relocation. Require the relocation and rehabilitation, or replacement, of any low and moderate-income housing units removed by public redevelopment actions.</p>	<p>Community Development Commission (CDC) activities resulting in the displacement of households, businesses, farms, or nonprofits are implemented in accordance with the Relocation Policies and Procedures Handbook, which mirrors the Uniform Relocation Act, Section 104(d) of the 1974 Community Development Act.<sup>3</sup> CDC cannot proceed with a project that displaces more than 15 residents without a detailed, Board of Supervisors-approved relocation plan. Relocation is funded by federal funds.</p>	<p>Program incorporated as CDC compliance requirements. Delete as a separate housing program.</p>
<p><i>Policy 10: Identify and seek to conserve distinct, viable residential neighborhoods by recognizing these in the policies of the General Plan, including its area and community plans.</i></p>	<p>No specific program directed towards this effort. Rural communities are identified as distinct, viable residential neighborhoods and recognized in the Land Use Element.</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p><i>Policy 11: Regulate the conversion of rental units to condominium or stock-cooperative ownership to ameliorate the effects of relocation upon tenants.</i></p>	<p>No specific program directed towards this effort.</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p><b>GOAL: HOUSING AFFORDABILITY</b></p>				

<sup>3</sup>Adopted by Los Angeles County CDC in 1998.

<p><i>Policy 12: Promote and expand zoning, land division, and construction incentives to reduce the cost of new and moderate-income housing, and to encourage the use of manufactured housing and other lower-cost housing options.</i></p> <p><i>Policy 14: Encourage joint housing programs between and among developers, profit and non-profit corporations, County departments, and other local governments to increase the efficiency and cost-effectiveness of housing programs.</i></p>	<ul style="list-style-type: none"> <li>• Innovative Affordable Housing Program/Land Banking</li> </ul>	<p>Expand affordable housing opportunities for lower-income households through acquisition, rehabilitation and/or construction of decent, safe and sanitary housing. A component of this program is acquiring sites suitable for the develop of affordable housing and facilitating that development.</p>	<p>1990 - 1993 Total of 13 dwellings sold to eligible households; sites acquired, accommodating 359 units for low and moderate income households; 14 units rehabilitated; 5 properties acquired for development of 50 units; 15 vacant and underutilized sites acquired, accommodating 200 public housing units.</p>	<p>Objectives continue as function of Housing Development section of CDC. Delete as a separate housing program.</p>
<p><i>Policy 13: Continue to streamline case processing procedures, as well as regulations, ordinances, codes, and standards to reduce government impacts on development costs.</i></p>	<ul style="list-style-type: none"> <li>• Permit Streamlining Program</li> </ul>	<p>Establish a zone that allows higher density, greater lot coverage, and reduce facility standards, consistent with health and safety requirements that could help to spur development of more affordably priced units.</p>	<p>The Residential Planned Development (RPD) zone was established to effectively serve the purpose of this program. This zone permits less than standard setback requirements and irregular-sized lots. The implementation of RPD zoning requires a CUP.</p>	<p>Objective met. Delete program.</p>
	<ul style="list-style-type: none"> <li>• Permit Streamlining Program</li> </ul>	<p>Reduce time required to process development proposals, esp. housing developments, through changes in organization, processing procedures, and ordinance provisions.</p>	<p>Team case processing procedures were never undertaken due to downsizing of staff and is unlikely to be feasible for the future. The Dept. of Regional Planning (DRP) has instituted a fully computerized network system for both word processing and case tracking. Standard findings and conditions are maintained on computer files for easy access and use. No time savings were apparent in amending the zoning ordinance to change Hillside Management and SEA cases from CUPs to separate permits, The standard CUP has been retained for these cases.</p>	<p>Objectives continue as function of DRP. Delete as a separate housing program.</p>

<p><i>Policy 15: Encourage the use of energy-saving technologies, on a cost-effective basis, in the design, construction, and operating systems of existing and new residential buildings to reduce utility costs to future residents.</i></p>	<p>No specific program directed towards this effort. All new residential structures in Los Angeles County must comply with the State Energy Efficiency Standards for Residential and Non-Residential Bldgs (Title 24, Part 6) by the Energy Commission.</p>	<p>The state's building standards mandate energy efficiency measures in new construction.</p>	<p>The standards are updated every three years to allow new energy efficiency technologies to be incorporated into the standard. The Dept. of Public Works (DPW) enforces the compliance by developers to these standard</p>	<p>Standards incorporated as a procedure of DPW. Delete as a separate housing program.</p>
<p><i>Policy 16: Require, where feasible, the inclusion of low and moderate-income housing in residential developments within the coastal zone.</i></p>	<ul style="list-style-type: none"> <li>Develop a program to require inclusion of low-and/or moderate income housing in subdivisions within unincorporated coastal zone which contain ten or more housing units. Also require replacement of existing units in the coastal zone, occupied by low- or moderate-income households, which are demolished or converted to another use.</li> </ul>	<p>More effective implementation of state law which requires that new housing developments within the coastal zone provide housing units for low- and or moderate-income households.</p>	<p>Marina del Rey's Local Coastal Program was amended in 1996 to permit density bonus projects. Based on the Coastal Act, a cap of 2,500 additional units have been placed on this area. On Catalina Island, most of the land is in open space preserves although the land use plan does permit employee housing in selected sites. Density bonus is an inappropriate tool for this area. In the Malibu area, no action was taken throughout the decade on the Local Coastal Program. A new study for the area was initiated in 1998.</p>	<p>The Coastal Act limits housing development in general in Coastal Zones. Where possible, the density bonus program is used to encourage affordable housing. Delete as a separate housing program.</p>
<p><b>GOAL: HOUSING OPPORTUNITY</b></p>				

<p><i>Policy 17: Require the location of low and moderate-income housing near employment opportunities and reasonably accessible to public transportation; avoid placing an inequitable fiscal impact on any particular neighborhood.</i></p> <p><i>Policy 18: Facilitate the establishment of licensed family day care homes within residential areas, and the inclusion of childcare centers in major residential and non-residential developments.</i></p>	<ul style="list-style-type: none"> <li>• Develop zoning ordinance amendment creating incentives for the provision of day care centers in larger development proposals. Review and streamline administrative procedures for permitting the establishment of large family day care homes and childcare centers.</li> </ul>	<p>Complete ordinance amendment draft in 1991.</p>	<p>Although the zoning ordinance does not include incentives for the provision of day care centers in larger development proposals, the county has established a Child Care Coordinator office to encourage the provision of child care and child care facilities concerning new developments. In addition, the county’s “One-Stop” center for evaluating development proposals accepts day care applications to expedite these cases.</p>	<p>Objective met. Delete program.</p>
<p><i>Policy 19: Support the establishment of shelter facilities and transitional housing for homeless people in a diversity of county locations with appropriate support services.</i></p>	<ul style="list-style-type: none"> <li>• Contract and Voucher Emergency Shelters</li> </ul>	<p>Contract with emergency shelters and certify hotels to house General Relief applicants on a temporary basis.</p>	<p>Currently, the county contracts with two shelters downtown, one in North Hollywood, and 70 hotels downtown.</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• Emergency Shelter Funding</li> </ul>	<p>Fund emergency shelter for homeless persons and families, battered women and children, runaway/throwaway youth, substance abusers, and mentally-ill homeless people.</p>	<p>This program is continued under the Emergency Shelter Grant Program (ESG) to fund shelter operations and rehabilitating shelter facilities. It is administered by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority between the county and Los Angeles City. In 1997-98, 2,530 shelter beds at 25 sites were funded</p>	<p>Retain program.</p>
	<ul style="list-style-type: none"> <li>• Emergency Cold Weather Program for the Homeless</li> </ul>	<p>Provide additional emergency shelter to homeless people throughout county when weather is forecasted to be at or below 40F degrees or 50F degrees and a 50% chance of rain.</p>	<p>This program is continued and administered by LAHSA.</p>	<p>Retain program.</p>

<p><i>Policy 20: Promote actions to assist persons residing in motels and other temporary quarters to obtain permanent housing.</i></p>	<ul style="list-style-type: none"> <li>• AFDC Homeless Assistance Program</li> </ul>	<p>Provide temporary and/or permanent shelter to homeless families eligible for AFDC. Also provide move-in costs when permanent housing is found that meets AFDC standards.</p>	<p>This program is now a part of the California Work Opportunities and Responsibility for Kids program.</p>	<p>Delete program.</p>
	<ul style="list-style-type: none"> <li>• Homeless Demonstration Project</li> </ul>	<p>Assist homeless General Relief clients to obtain SSI benefits, personal identification, mental health and other supportive services, all of which can directly or indirectly help in obtaining low cost housing.</p>	<p>This program is continued under the Continuum of Care strategy (with changes) by LAHSA.</p>	<p>Incorporated into LAHSA's Continuum of Care strategy. Delete as separate housing program.</p>
	<ul style="list-style-type: none"> <li>• Coordinate programs to address the needs of homeless people</li> </ul>	<p>Coordinate countywide programs focused on the homeless.</p>	<p>Coordinated efforts between the county and city of Los Angeles resulted in the Los Angeles Homeless Initiative and establishment of LAHSA.</p>	<p>Objective met. Delete program.</p>
<p><i>Policy 20 (programs continued)</i></p>	<ul style="list-style-type: none"> <li>• Consider development of a program to provide short-term, low-interest loans to qualifying households currently living in hotels and motels to be used to pay the up-front rent and deposits to secure an apartment.</li> </ul>	<p>Create a small revolving fund for low-interest loans to meet the costs of homeless households trying to secure an apartment.</p>	<p>No action taken. This program was considered no longer appropriate.</p>	<p>Delete program.</p>

	<ul style="list-style-type: none"> <li>Housing for Mentally Disabled People</li> </ul>	<p>Fund development of permanent housing for homeless mentally ill people.</p>	<p>The county’s Community Development Commission works with non-profits such as A Community of Friends (ACOF) and Homes for Life to create housing for Chronically Mentally Ill (CMI) individuals.</p>	<p>Objective continues as function of Housing Development section of CDC. Delete as a separate housing program.</p>
	<ul style="list-style-type: none"> <li>Prepare and bring to public hearing a zoning ordinance amendment addressing location and standards for homeless shelters and transitional housing.</li> </ul>	<p>Consider amending the zoning ordinance to allow shelters and transitional housing as permitted uses where consistent with other General Plan policy.</p>	<p>Homeless shelters (both short-term and long-term transitional housing) have been defined and added as permitted uses in certain residential, commercial and light industrial areas with required review.</p>	<p>Objective met. Delete program.</p>
<p><i>Policy 21: Oppose discriminatory acts related to housing, including acts that have the effect of discrimination, and affirmatively promote equal opportunity in housing and community development programs, countywide, public or private, without regard to race, color, religion, sex, sexual orientation, national origin, disability or presence of children.</i></p>	<ul style="list-style-type: none"> <li>Continue funding of the Fair Housing Testing Program for the unincorporated area of the county, and encourage the participation of cities that are part of the Urban County Block Grant program.</li> </ul>	<p>Continue funding the Fair Housing Congress of Southern California to conduct investigations of complaints (testing), information dissemination, and counseling of people who believe that they have been illegally discriminated against in their search for housing.</p>	<p>Program continued.</p>	<p>Retain program.</p>

Sources: Community Development Commission  
Department of Health Services, Environmental Health Division  
Department of Public Works, Building and Safety Division  
Department of Public Social Services  
Department of Regional Planning

---

### 3. HOUSING NEEDS

---

An assessment of the housing needs of current residents of the unincorporated area represents an important first step in determining the number of new housing units that need to be constructed during the 1998-2005 planning period. In particular, this assessment looks at the needs of population groups with special housing problems.

#### 3.1 HOUSING DEMAND

Determining the housing demand for the unincorporated area is a difficult undertaking. Los Angeles County is a complex and dynamic urban region, consisting of 88 cities and numerous unincorporated areas, as well large areas of rural hinterland. Several important factors enter into the equation. Below, we will examine some of the most important factors affecting housing demand, including population and employment growth, and changes to households characteristics.

Population and employment changes are the factors that most influence housing demand and are often the basis for projecting future housing needs. Currently, the Southern California region is experiencing strong economic growth that has resulted in both population and employment growth with a subsequent increased demand for housing in Los Angeles County. However, in the last decade, population has outpaced housing and this trend continues into the present. Consequently, the shortage of housing has led to escalating housing prices, and fewer housing opportunities for low- and moderate-income households.

#### 3.2 POPULATION CHARACTERISTICS

This next section describes some of the major characteristics of residents in the unincorporated area. Exhibit 3-1 summarizes some of the information based on the 1990 U.S. Census.

**Exhibit 3-1**  
**Population Profile of Unincorporated Area, 1990**

<b>Total Population</b>	<b>970,720</b>
<b>Total Females</b>	<b>481,609</b>
<b>Total Males</b>	<b>489,111</b>
<b>Speak Only English</b>	<b>480,364</b>
<b>Citizenship – Native</b>	<b>694,574</b>
<b>Citizenship - Naturalized</b>	<b>72,461</b>
<b>Citizenship - Not a Citizen</b>	<b>203,661</b>
<b>Under 18-Years-Old</b>	<b>287,199</b>
<b>65-Years or Older</b>	<b>78,273</b>

Source: 1990 U.S. Census

- **Ethnicity of Residents**

The most prominent trend in countywide demographics is the dramatic transformation of the racial mix of the population. By the 1990s, Los Angeles County emerged as a multi-cultural region in which there is no longer one racial majority. According to the California Department of Finance, Hispanics and Asians amounted to more than half of the county’s population in 1997 (see Exhibit 3-2). Whites comprised 34 percent of the total county population in 1997, a significant decrease from 41 percent in 1990. The Hispanic population equals 44 percent, an increase from 38 percent and Blacks represent 10 percent of the total population, a slight decrease from 11 percent. Additionally, Asian Pacific Islanders comprise 12 percent of the 1997 population, up from 10 percent.

**Exhibit 3-2  
Racial Distribution  
Los Angeles County, 1990 and 1997**

Racial Groups	1990		1997	
	Number	% of Total	Number	% of Total
White	3,640,100	41%	3,247,300	34%
Hispanic	3,351,200	38%	4,108,400	44%
Asian/Pacific Islander	907,800	10%	1,169,400	12%
Black	934,800	11%	972,100	10%
<b>Total</b>	8,863,100	100%	9,524,600	100%

Source: Department of Finance

This shift in racial and ethnic composition is closely tied to recent immigration trends. Immigrants, both legal and undocumented, account for 60 percent of the growth over the last decade in the Los Angeles metropolitan region.<sup>1</sup> Based on 1990 Census figures, recent immigrants comprise 33% of persons residing in Los Angeles County.

The unincorporated area reflects the racial distribution of the county as a whole. In 1990 the population of the unincorporated area consisted of 34 percent whites, 13 percent blacks, 7 percent Asians/Pacific Islanders, and 46 percent Hispanic. Exhibit 3-3, found below, breaks down the ethnic distribution in the unincorporated area by Census Designated Places (CDP).

- **Age of Residents**

Housing demand within the market is often determined by the housing preferences of certain age groups. Traditionally, both the young adult population (20-34 years of age) and the elderly population (65 years and over) tend to favor apartments, low to moderately priced condominiums, and smaller single-family units. Persons between 35-65 years old usually provide the major market for moderate to high-cost apartments, condominiums, and larger single-family units, because they tend to have higher disposable incomes and larger household sizes.

<sup>1</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, Section 3, p. 69.



**Exhibit 3-3 Racial Distribution by Census Designated Place, Unincorporated Area, 1990**

Unincorporated CDP's	Total Population	Non-Hispanic						Hispanic	
		White	%	Black	%	Asian	%	(Incl. Native American, Other)	%
Acton	1,471	1,275	86.7%	20	1.4%	11	0.7%	165	11.2%
Alondra Park	12,215	5,505	45.1%	1,016	8.3%	2,235	18.3%	3,459	28.3%
Altadena	42,658	18,494	43.4%	16,124	37.8%	1,722	4.0%	6,318	14.8%
Avocado Heights	14,232	2,882	20.3%	103	0.7%	1,562	11.0%	9,685	68.1%
Charter Oak	8,858	5,769	65.1%	371	4.2%	633	7.1%	2,085	23.5%
Citrus	9,481	3,947	41.6%	318	3.4%	600	6.3%	4,616	48.7%
Del Aire	8,040	5,272	65.6%	178	2.2%	648	8.1%	1,942	24.2%
Desert View Highlands	2,154	1,615	75.0%	56	2.6%	44	2.0%	439	20.4%
East Compton	7,967	225	2.8%	2,946	37.0%	119	1.5%	4,677	58.7%
East La Mirada	9,367	6,500	69.4%	90	1.0%	305	3.3%	2,472	26.4%
East Los Angeles	126,379	3,497	2.8%	1,538	1.2%	1,198	0.9%	120,146	95.1%
East Pasadena	5,910	3,137	53.1%	102	1.7%	900	15.2%	1,771	30.0%
East San Gabriel	12,736	7,094	55.7%	243	1.9%	2,928	23.0%	2,471	19.4%
Florence-Graham	57,147	457	0.8%	12,221	21.4%	87	0.2%	44,382	77.7%
Hacienda Heights	52,354	20,461	39.1%	1,018	1.9%	13,824	26.4%	17,051	32.6%
La Crescenta-Montrose	16,968	13,888	81.8%	58	0.3%	1,451	8.6%	1,571	9.3%
Ladera Heights	6,316	2,195	34.8%	3,596	56.9%	235	3.7%	290	4.6%
Lake Los Angeles	7,977	5,655	70.9%	516	6.5%	172	2.2%	1,634	20.5%
Lennox	22,757	1,361	6.0%	1,260	5.5%	552	2.4%	19,584	86.1%
Littlerock	1,320	839	63.6%	50	3.8%	19	1.4%	412	31.2%
Marina Del Rey	7,431	6,461	86.9%	301	4.1%	327	4.4%	342	4.6%
Mayflower Village	4,978	3,425	68.8%	69	1.4%	495	9.9%	989	19.9%
North El Monte	3,384	2,223	65.7%	19	0.6%	419	12.4%	723	21.4%
Palmdale East	3,052	2,130	69.8%	121	4.0%	83	2.7%	718	23.5%
Point Dume	2,809	2,566	91.3%	24	0.9%	69	2.5%	150	5.3%
Quartz Hill	9,626	7,977	82.9%	341	3.5%	189	2.0%	1,119	11.6%
Rowland Heights	42,647	15,633	36.7%	2,062	4.8%	12,059	28.3%	12,893	30.2%
South San Gabriel	7,700	1,141	14.8%	37	0.5%	2,496	32.4%	4,026	52.3%
South San Jose Hills	17,814	2,612	14.7%	399	2.2%	1,194	6.7%	13,609	76.4%
South Whittier	49,514	21,176	42.8%	499	1.0%	1,900	3.8%	25,939	52.4%
Val Verde	1,689	596	35.3%	163	9.7%	25	1.5%	905	53.6%
Valinda	18,735	4,978	26.6%	889	4.7%	1,895	10.1%	10,973	58.6%
View Park-Windsor Hills	11,769	918	7.8%	10,185	86.5%	176	1.5%	490	4.2%
Vincent	13,713	6,097	44.5%	354	2.6%	918	6.7%	6,344	46.3%
Walnut Park	14,722	932	6.3%	35	0.2%	112	0.8%	13,643	92.7%
West Athens	8,859	199	2.2%	5,447	61.5%	243	2.7%	2,970	33.5%
West Carson	20,143	9,304	46.2%	1,958	9.7%	4,119	20.4%	4,762	23.6%
West Compton	5,451	155	2.8%	3,909	71.7%	85	1.6%	1,302	23.9%
West Puente Valley	20,254	2,633	13.0%	766	3.8%	1,545	7.6%	15,310	75.6%
West Whittier-Los Nietos	24,164	5,439	22.5%	99	0.4%	476	2.0%	18,150	75.1%
Westmont	31,044	392	1.3%	21,824	70.3%	129	0.4%	8,699	28.0%
Willowbrook	32,772	440	1.3%	17,416	53.1%	140	0.4%	14,776	45.1%
*Other Unincorporated	192,143	125,062	65.1%	12,787	6.7%	11,414	5.9%	42,880	22.3%
<b>TOTAL Unincorporated</b>	<b>970,720</b>	<b>332,557</b>	<b>34.3%</b>	<b>121,52</b>	<b>12.5%</b>	<b>69,753</b>	<b>7.2%</b>	<b>446,882</b>	<b>46.0%</b>

Source: 1990 U.S. Census, STF1A, P8 & P10

Over one-third of the population in the unincorporated area are between 20-39 years of age or over 64 years of age. The rest of the population are either under 19 years old or between 40-64.<sup>2</sup>

A recent report stated that over the next few decades, Los Angeles County as a whole will become older and more ethnically diverse.<sup>3</sup> Not only will there be a larger number of older adults, but the survivorship among the elderly will increase, as a growing number of people are living to age 85 and over.

From the information provided from the census and the recent reports, it is reasonably expected that the County will need to increasingly consider the housing needs of the young and the elderly. One particular consideration is the proximity of housing to services and public transit.

### 3.3 POPULATION GROWTH TRENDS:1960-2000

In 2000, Los Angeles County was the most populated county in the nation with a population estimate of 9,884,255 residents<sup>4</sup>; only eight states exceeded Los Angeles County in population.

Even with the population adjustments resulting from the incorporation of Malibu and Calabasas in 1991, the number of residents in the unincorporated area increased from 970,194 in 1990 to 1,036,277 residents in 2000 (see Exhibit 3-4). The year 2000 marked the first time since 1980 that the unincorporated County had a population of over one million residents. The unincorporated area accounts for more than 10 percent of the entire county population. This makes the unincorporated area second in population size only to the City of Los Angeles, which accounts for 39 percent of total county population.<sup>5</sup>

**Exhibit 3-4  
Population Growth  
Los Angeles County and Unincorporated Area, 1960-2000**

Year	County-wide		Unincorporated Area	
	Number	Percent Change	Number	Percent Change
1960	6,042,686	-	1,096,250	-
1970	7,041,980	17%	1,033,457	-6%
1980	7,477,503	6%	1,004,485	-3%
1990	8,863,052	19%	970,194	-3%
2000	9,884,255	12%	1,036,277	7%

Source: U.S. Census Bureau, decennial censuses, 1960 - 1990;  
California Department of Finance, *Population and Housing Estimates*, Jan. 1, 2000

<sup>2</sup>1990 Census.

<sup>3</sup>Los Angeles County Department of Community and Senior Services and Department of Health Services. "Preparing for the Future: A Report on the Expected Needs of Los Angeles County's Older Adult Population." October, 1999.

<sup>4</sup>State of California, Dept. of Finance, *Population and Housing Estimates*, July 1, 1998.

<sup>5</sup>Ibid.

Although it appears that little population change has occurred for the unincorporated area during the last 40 years, this is not the situation. There has been a great deal of growth, but it has been difficult to measure due to the 22 incorporations and numerous annexations that have taken place since 1960. These actions have reduced the population of the unincorporated area at about the same rate as the unincorporated area itself has grown in number of residents.

### 3.4 SHORT-TERM POPULATION AND EMPLOYMENT PROJECTIONS: 1997-2005

The unincorporated area is expected to continue a vigorous pace of population growth and a slower rate of employment growth, with the exception of the North County, during the short-term planning period. SCAG has prepared short-term population and employment projections with a base year of 1997 and a target year of 2005 for use in the update of all Housing Elements by jurisdictions in the SCAG region. These projections, shown in Exhibit 3-5, provide the foundation for the Regional Housing Needs Assessments, discussed later in this element. These projections were prepared for all jurisdictions within the SCAG region. The long-term General Plan population projections have a horizon year of 2020, and are found in the Land Use Element.

**Exhibit 3-5  
Projected Population and Employment  
Unincorporated Area, 1997-2005**

SCAG SUB -REGIONS	POPULATION		% CHANGE 1997-2005	EMPLOYMENT		% CHANGE 1997-2005
	1997	2005		1997	2005	
North County	124,400	217,200	74.5	22,000	45,400	106.0
Las Virgenes-Malibu	16,100	23,100	43.4	8,000	9,600	20.0
Westside Cities	28,700	33,200	15.7	27,800	30,700	10.4
Arroyo-Verdugo	63,200	70,500	11.5	17,900	21,000	17.3
San Gabriel Valley	276,600	300,200	8.5	49,100	58,700	19.6
Gateway Cities	366,600	380,200	3.7	78,800	97,200	23.4
South Bay Cities	118,300	121,400	2.6	45,400	50,600	11.5
<b>Total</b>	<b>993,900</b>	<b>1,145,800</b>	<b>15.2</b>	<b>249,000</b>	<b>313,200</b>	<b>25.6</b>

Source: SCAG, Forecast 97, revised February 1999

Based on a starting population in the unincorporated area of about 993,900 people in 1997, SCAG's projections foresee a year 2005 population of 1,145,800 people<sup>6</sup>, a growth of about 15 percent. In the unincorporated area, the 249,000 jobs in 1997 will grow by almost 26 percent to 313,200 jobs.

In comparison, county-wide population is expected to reach 10,329,500 people by 2005, an increase of 7 percent. County-wide employment figures will total more than 4,878,600 jobs in the year 2005<sup>7</sup>, an increase of 16 percent. More details are provided in section 3.7 Employment Characteristics.

<sup>6</sup>Southern California Association of Governments, *1998 Regional Transportation Plan Adopted Forecast*, April 1998.

<sup>7</sup>Ibid.

As expected, the largest amount of growth is projected to occur in the North County where there remains large tracts of land, most of which is unincorporated.

### 3.5 HOUSEHOLD CHARACTERISTICS

Household characteristics, such as size and type, indicate the future housing requirements of a community. A community with a large proportion of family households would typically have a corresponding demand for ownership housing. Communities comprised of a large proportion of single-person households, particularly senior citizens living alone, may require smaller dwelling units such as 'granny flats,' mobile homes or affordable apartments. An area with an increasing average household size indicates an increasing proportion of large family households and a need for larger dwelling units.

- **Existing Households**

In, 1998, there were 273,300 households in the unincorporated county, accounting for 8.9 percent of the total households in the county. This represents a decrease of 3 percent since 1990, probably due to the incorporation of the cities of Calabasas and Malibu during that period.

- **Projected Households**

Exhibit 3-6 shows that between 1997 and 2005 the number of households in the unincorporated area is projected to increase by 12 percent. Areas that are likely to experience the highest percentage of growth are the North County (49 percent) and Las-Virgenes-Malibu (almost 27 percent) areas.

**Exhibit 3-6  
Projected Households  
Unincorporated Area, 1997-2005**

SCAG SUBREGIONS	HOUSEHOLDS		% CHANGE 1997-2005
	1997	2005	
North County	35,600	53,200	49.4
Las Virgenes-Malibu	5,600	7,100	26.8
Westside Cities	12,800	14,900	16.4
Arroyo-Verdugo	21,300	23,700	11.2
San Gabriel Valley	75,300	80,600	7.0
Gateway Cities	88,600	91,600	3.4
South Bay Cities	34,900	36,400	4.3
<b>Total</b>	<b>274,100</b>	<b>307,500</b>	<b>12.2</b>

Source: SCAG, Forecast 97, revised February 1999

- **Household Composition**

According to the 1990 Census for the unincorporated area, household composition followed more traditional trends with primarily married-couple families and fewer non-families and singles than in the county as a whole. Exhibit 3-7 shows that, among residents of the unincorporated County, more

than three out of every four households were likely to consist of families and almost 17 percent of unincorporated area households are singles living alone. Almost one quarter (23.4 percent) of all households in the unincorporated area are large families, consisting of five or more members.

**Exhibit 3-7  
Household Composition,  
Los Angeles County and Unincorporated Area, 1990**

	Los Angeles County		Unincorporated Area	
	Number of Households	Percent of Total County Households	Number of Households	Percent of Total Unincorporated Households
1 PERSON	745,936	25.0%	47,995	17.0%
2 OR MORE PERSONS	2,243,616	75.0%	234,719	83.0%
Family Households	2,013,926	67.4%	220,501	78.0%
Married- Couple Family	1,454,430	48.7%	163,854	58.0%
With Related Children	783,923	26.2%	95,063	33.6%
Male-Headed Family	169,066	5.7%	16,337	5.8%
With Related Children	85,611	2.9%	8,967	3.2%
Female-Headed Family	390,430	13.1%	40,310	14.3%
With Related Children	248,282	8.3%	26,294	9.3%
Non-Family Households	229,690	7.7%	14,218	5.0%
<b>Total Households</b>	<b>2,989,552</b>	<b>100.0%</b>	<b>282,714</b>	<b>100.0%</b>

Source: 1990 U.S. Census, STF1A & STF3A, Table P16

In unincorporated areas, almost 34 percent of households in 1990 were married couples with children, 3 percent were single male-headed families with children, and 9 percent were single female-headed families with children. Percentages in all categories were slightly higher than that of the countywide population numbers.

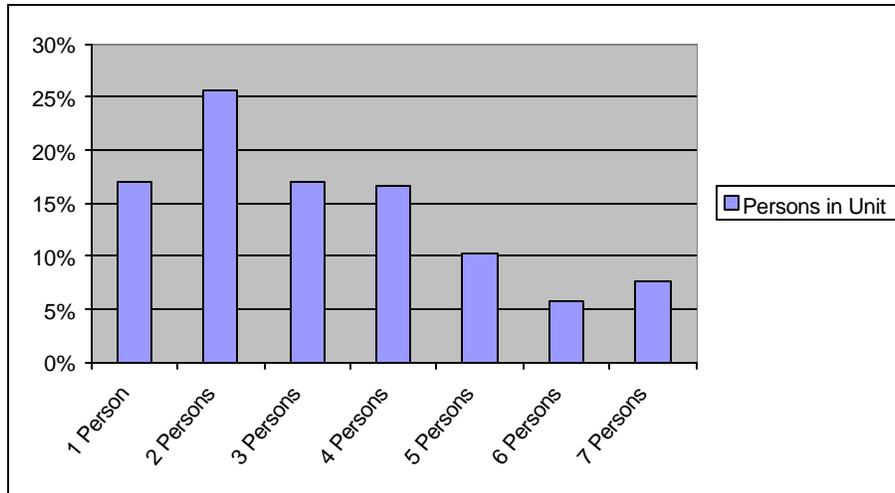
- **Household Size**

Household size is a factor that influences housing demand and can be used to project unit size that households are likely to seek out. Small households (1-2 persons per household) traditionally search for housing in 0-2 bedroom units, while larger households (3-4 persons per household) usually search for housing in 3-4 bedroom units. However, choices also reflect preference, economics, and location. For example, small households (single, couple, elderly, etc.) are usually not concerned with the quality of a school system in their neighborhood, but rather accessibility to transit, work, and retail, entertainment, and cultural activities.

Exhibit 3-8, *Persons Per Household*, illustrates household size for the unincorporated area in 1990. This chart illustrates that the unincorporated area has a large percentage of two to four person households. Noteworthy is the prevalence of larger households, defined by the census as five or

more members, that make up at least one-fourth of the population in the unincorporated area, with households of seven or more member at a higher percentage than six person households.

**Exhibit 3-8**  
**Persons Per Household**  
**Unincorporated Area, 1990**



Source: U.S. Census, 1990

Countywide, the average household size rose steadily from 2.91 persons per household in 1990 to 3.07 in 1998.<sup>8</sup> The average household size in the unincorporated area was 3.35 persons in 1990 and increased to 3.55 persons in 1998. This suggests the increased combining of households due to shortage in affordable housing.

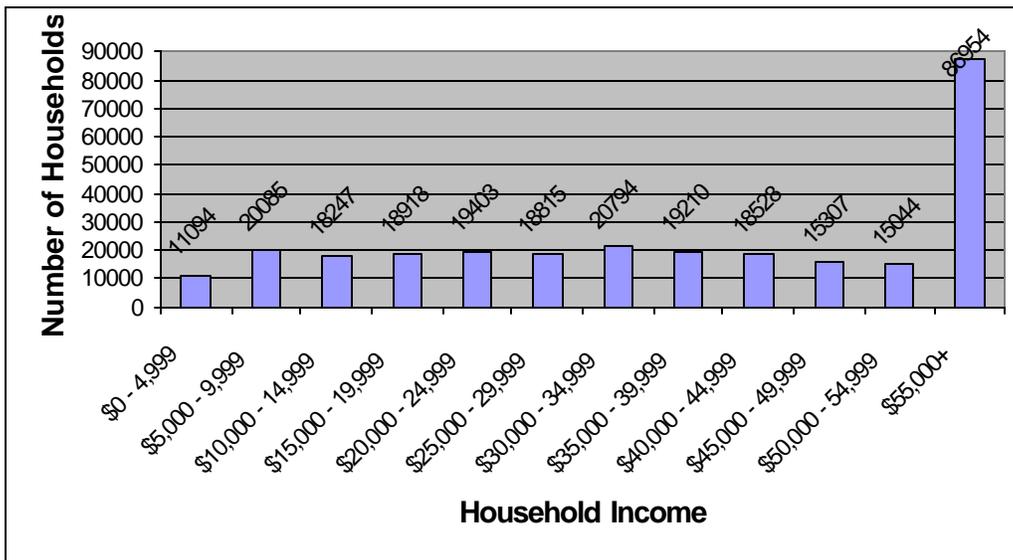
- **Household Income**

In 1990, the median income for a household in Los Angeles County was \$38,900. Just over 48 percent of households in the County made over \$40,000 annually ten years ago. The following exhibit shows annual household income for unincorporated area residents as of the 1990 census.

---

<sup>8</sup>Community Development Commission. *1998-2003 Consolidated Plan*, 1998, p. 17.

**Exhibit 3-9  
Household Income  
Unincorporated Area, 1990**



Source: U.S. Census, 1990

**3.6 PERSONS WITH SPECIAL NEEDS**

Certain segments of the population frequently experience difficulty in securing decent, affordable housing due to special needs, or the distinguishing characteristics of the household such as race, age or size of family. The elderly, disabled persons, large family households, farm workers, individuals living with HIV/AIDS, female-headed households, and the homeless comprise special needs groups.

Exhibit 3-10 on the next page provides an estimate of the size of these special needs populations, comparing the unincorporated area with the county as a whole. Issues related to providing affordable and accessible housing for these groups will be discussed in more detail in this next section.

**Exhibit 3-10**  
**Summary of Special Needs Population**  
**Los Angeles County and Unincorporated Area, 1990**

	<b>Special Needs Groups</b>	<b>Total Los Angeles County</b>	<b>Percent of Total County Population</b>	<b>Total Unincorporated Area</b>	<b>Percent of Total Unincorp. Area Population</b>
<b>Persons</b>	Elderly Persons (age 65+)	860,587	9.7%	78,273	8.1%
	Disabled Persons (age 16+)	916,040	10.3%	81,793	8.4%
	Farm Workers	6,900	-	5,200	-
	People Living with HIV/AIDS	est. 40,000	0.5%	4,000	-
	Estimated Homeless	est. 84,300	2.7%	8,400	-
<b>Households</b>	Total Single-Parent Households	333,893	11.2%	104,843	37.1%
	Male - Householders	85,611	2.9%	27,331	9.7%
	Female - Householders	248,282	8.3%	77,512	27.4%
	Large Families	506,929	25.2%	66,140	30.0%

Source: 1990 U.S. Census, STF1A; Department of Regional Planning for unincorporated area estimates for farm workers, persons with HIV/AIDS, and the homeless.

- **Farm Workers**

According to the state's Current Labor Force and Industry Employment projections for October 1998, about 6,900 people are employed in the agricultural sector in Los Angeles County. According to the county's Agricultural Commissioner's office, the highest level of agricultural activity is in the Antelope Valley. Staff from the county's Department of Education - Migrant Workers' Education noted a concentration of farmworkers on the border between Los Angeles County and Kern County.

Based on a report by the California Senate Office of Research, in Southern California, Los Angeles County is the only county that reported less than 10,000 farm workers.<sup>9</sup> The majority of county farm workers are permanently employed farm workers and according to the Agricultural Commissioner's office, this number is slowly growing. An increasingly important need for this group is affordable rental housing within the traditional housing mix. Their preferred housing choice is the neighborhood rental market near services and schools.

Although it is assumed that resident farm owners have adequate housing, migrant farm workers are most likely lacking decent, affordable housing within close proximity of their workplace. The housing needs of the migrant worker are difficult to quantify due to language barriers, fear of job loss, fear of authority, and tenuous living conditions. At this point, there is no strong estimate of the number of short-term seasonal workers in Los Angeles County. Staff from the county's Department of Education - Migrant Workers' Education noted that the trend of migrant families using tents,

<sup>9</sup>California Senate Office of Research. *The Right Home in the Right Place at the Right Price*. October, 1999.

tarps, converted garages, and mobile homes as alternatives for housing. Most of these living situations are lacking in adequate water, plumbing, and electrical services. Other farmworkers reside four to five families per house during peak onion packing seasons in the High Vista/Lake Los Angeles area in order to afford housing in the area.

The Community Development Commission administers a wide array of housing programs that can potentially assist in the provision of affordable housing for farm workers, including funding for acquisition, construction, rehabilitation, and rental assistance.

- **Single Parent Households**

Single parent households require special consideration and assistance, because they tend to have lower incomes and a greater need for day care, health care, and other related services.

According to the 1990 Census, the unincorporated area had approximately 35,261 single-parent households with children under the age of 18, with single female head of households accounting for 26,294 or almost 75 percent of the single parent household population. Overall, more than 9 percent of the 282,714 households in the County's unincorporated areas have single female household heads. This is an exceptionally high percentage compared to the county as a whole, of which 8.3 percent of households are female-headed.

Many single female parent-headed households are low-income due to a lack of job skills of the householder. The inability to find adequate affordable childcare also makes employment difficult. These households are six times more likely to be at poverty levels than male-headed households.<sup>10</sup> In 1990, of all households in the County's unincorporated area with income below the federal poverty level, 43 percent were female-headed with children under the age of 18. Many rely on public assistance for housing, health services and food.

Discrimination based on sex and familial status adversely affects female householders and increases the obstacles to obtaining adequate housing. Despite federal and state fair housing laws designed to protect families with children, many single mothers experience discrimination against children in their search for housing.<sup>11</sup> Meeting the housing needs of single mother households requires affordable housing with a number of supporting services, including child care and job skills development. The combination of these services could strengthen the ability of single mothers to secure gainful employment outside the home and improve their quality of life.

The County has been particular responsive towards dealing with the issue of child care. In recent years, the County has established a Child Care Coordinator Office to encourage the establishment of child care centers in large residential or commercial developments, support training and certification of residential child care providers, and the creation of child care policies at local levels where appropriate.

- **The Elderly**

The housing needs of the elderly require special consideration. Elderly persons may no longer be physically able to look after themselves, others may not desire to live alone, or others may be required to leave the homes they own and settle into rental housing to rid themselves of the expense

---

<sup>10</sup>National Low-Income Housing Coalition, *Advocate's Resource Book*, 1998.

<sup>11</sup>Ibid.

and labor of the upkeep of their properties. It is also often difficult for the elderly with limited incomes to find suitable housing. They spend a higher percentage of their disposable income for food, housing, medical, and personal care.

**Exhibit 3-11**  
**Summary of Disabled Population (Age 16+)**  
**Los Angeles County and Unincorporated Area, 1990**

<b>Special Needs Groups</b>	<b>Total Number in Los Angeles County</b>	<b>Percent of Total County Population</b>	<b>Total Number in Unincorporated County</b>	<b>Percent of Total Unincorporated Population</b>
Disabled with Mobility/Self-Care Limitations*	883,481	10.0%	40,991	4.2%
Ages 16-64 years	600,909	6.8%	35,601	3.7%
Age 65+ years	282,572	3.2%	5,390	0.6%
Disabled without Mobility/Self-Care Limitations	17,600	0.2%	40,802	4.2%
Ages 16-64 years	8,610	0.1%	29,093	3.0%
Age 65+ years	8,990	0.1%	11,709	1.2%
<b>Total Disabled Persons (age 16+)</b>	<b>901,081</b>	<b>10.2%</b>	<b>81,793</b>	<b>8.4%</b>

Source: 1990 U.S. Census, STF3A, Table P68 \* Includes disabled persons with or without work disability

In 1990, there were more than 78,200 elderly persons (age 65+) comprising 8.1 percent of the unincorporated area population. A majority of the elderly must live on fixed income derived from social security and pension funds. Past trends indicate that an increasing share of the elderly population's income will be from sources other than social security.<sup>12</sup> In 1990, about 6,830 elderly persons (almost 9 percent of elderly residing in the unincorporated area) had household incomes below the federal poverty level.<sup>13</sup> This signifies that affordability remains a critical issue for senior citizen housing, along with availability of suitable dwelling units.

In 1990 about 22 percent, or 17,100 persons, of the population age 65 and older living in the unincorporated area had a disability.<sup>14</sup> Exhibit 3-11 shows the number of persons with disabilities by age and type of disability. This group of elderly may need their homes retrofitted for handicapped access, other repair services, and in addition, could need home care services.

Agencies providing services to the senior citizen and disabled populations indicate that there is an emerging shift from group home environments to 'supported living.' Due to increased longevity and the high cost of long term care for the elderly, it is necessary to accommodate the growing aging

<sup>12</sup>Hancock, Judith Ann, ed., *Housing the Elderly*, Center for Urban Policy Research: New Brunswick, 1987, pp. 17-21.

<sup>13</sup>U.S. Census Bureau, 1990, STF3A, Table P117.

<sup>14</sup>U. S. Census Bureau, 1990, STF3A, Table P68.

population with increased support services. These services allow elderly persons to live independently or in supportive living environments for as long as possible.

- **Persons With Disabilities**

A disability is a physical or mental condition which affects the normal functioning of an individual. In general, the disabled can be grouped into two categories: those individuals with disabilities that limit mobility and self-care, and those whose disabilities do not include mobility/self-care restrictions.

According to the 1990 Census, there are 81,793 disabled persons age 16 and above in the unincorporated area. Of that number, 40,991 persons, or almost half have disabilities that limit mobility and self-care. Overall, in the unincorporated area, the disabled make up 8.4 percent of the population.

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

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

- **Large Families**

The unincorporated area has a disproportionate share of large families. Large families are made up of five or more persons related by birth, marriage or adoption.<sup>15</sup> In 1990, an estimated 30 percent of all families (about 66,140 out of 220,501 families) living in the unincorporated area consisted of five or more members, as compared to only 25 percent for the entire county,<sup>16</sup> and only 16 percent for the City of Los Angeles.<sup>17</sup>

Many large families have special housing needs due to the limited availability of adequately-sized affordable housing units. In some cases, related families 'double-up' in a housing unit to afford decent housing, often leading to overcrowded conditions within the larger household. The federal government defines an overcrowded household as one having more than one person per room. It is

---

<sup>15</sup>Governor's Office of Planning and Research, *State of Calif. General Plan Guidelines: Glossary*, 1998.

<sup>16</sup>U. S. Census Bureau, 1990, STF1A, Table P2, P27.

<sup>17</sup>City of Los Angeles, *Draft City of Los Angeles Housing Element*, 1998, pp. 3-27.

believed that such overcrowding leads to increased strains in the living conditions for the occupants as well as the premature deterioration of the unit, due to excessive overuse.

- **Persons with HIV/AIDS**

Acquired Immune Deficiency Syndrome (AIDS) is the most serious and advanced stage of the HIV disease. Persons with HIV who have no physical symptoms are generally referred to as HIV-Positive. AIDS crosses all economic, gender, and racial barriers and has become a pervasive social issue in the last decade.<sup>18</sup>

Los Angeles County has the second highest number of HIV and AIDS cases in the nation with a death toll of 25,000 men, women, and children.<sup>19</sup> An estimated 40,000 persons in Los Angeles County are afflicted with the HIV virus which causes AIDS.<sup>20</sup> As of December 1998, more than 14,000 individuals have been diagnosed with AIDS. The County Epidemiology Program estimated that 13,000 to 14,000 people have been diagnosed HIV-Positive and an additional 12,000 to 13,000 persons may be HIV-Positive, but have not been clinically diagnosed.

Both the size of the AIDS population countywide and this group's unique needs lead to a severe housing shortage for this group. A diverse range of housing types and programs are needed to address their specific housing needs. There are four housing facilities for people with HIV/AIDS which provide cost-effective alternatives to hospitalization:

- 1) Family and independent living facilities
- 2) Non-licensed, non-medical living facilities with support services
- 3) Residential Care Facilities for the Chronically Ill (RCFCI) with on site service provision
- 4) Hospice and in-hospital setting. (Because of new treatments available, the need for this type of housing has diminished.)<sup>21</sup>

The city/county joint Housing Opportunities for Persons With AIDS (HOPWA) focuses on opportunities for housing and supportive living for households with at least one member afflicted with HIV/AIDS. This program is funded by the federal government.

- **Households Receiving Public Assistance**

Housing and welfare issues have always been complementary, because various housing programs have provided affordable housing for families on public assistance. Recent changes in the welfare system have made these linkages increasingly important. Welfare recipient households balance the need for food, clothing, medical care, transportation, child care, and other basic necessities against the cost of shelter. Under these circumstances, welfare reform will exert strong economic pressures on the housing choices of many welfare recipient families.

---

<sup>18</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 35.

<sup>19</sup>Chris Dickerson, "County Sets Activities to Observe World AIDS Day," in the *Santa Clarita Valley Signal*, November 30, 1998.

<sup>20</sup>Conversation with Walt Senterfitt of the L.A. County Epidemiology Program, Dec. 10, 1998.

<sup>21</sup>City of Los Angeles, *Draft City of Los Angeles Housing Element*, 1998.

Exhibit 3-12 illustrates the number of countywide residents that received public assistance between 1995-1997. Since the passing of welfare reform legislation in 1996, the number of Aid to Families with Dependent Children (AFDC) recipients have decreased by 8.6 percent as compared to a decrease of only 0.6 percent between 1995-1996. About 6,500 adults were disqualified from General Relief (GR) financial assistance and approximately 1,200 individuals were projected to lose GR funds each month thereafter. These households and individuals are most sensitive to the effects of the welfare reform and any shortfall in affordable housing.

Not only will welfare recipient renters be struggling from the institutional changes in the welfare system, but private housing providers may also begin to experience a major shortfall of revenues from incoming rent. As tenant ability to meet monthly rental payment obligations drops and the gap between payments and actual housing costs continues to rise, deterioration in housing quality may result as well.<sup>22</sup> Residential overcrowding will be further exacerbated by the loss of ability to pay rent under the welfare benefit reductions. Welfare reform will in effect intensify the overcrowding problem as individuals and families share housing to meet basic expenses.

**Exhibit 3-12**  
**Public Assistance Recipients by Program,**  
**Los Angeles County, 1995-1997**

<b>Recipients by Program</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>
Aid to Families with Dependent Children (Total)	904,056	899,079	821,606
Adults	260,649	256,907	227,105
Children	643,407	642,172	594,501
Food Stamps	1,024,636	1,022,791	918,708
General Relief	88,477	93,539	86,302
Greater Avenue for Independence (GAIN)	36,244	34,550	43,242

Source: California Employment Development Department, 12/23/98

While welfare recipient renters struggle with institutional changes of the welfare system, private housing providers may also experience a major shortfall in revenue from incoming rent. As tenant ability to meet monthly rental payments declines, the gap between rental payments and housing maintenance costs continues to widen; this may result in a deterioration of housing quality as well.<sup>23</sup>

The provision of affordable housing programs to families receiving public assistance can facilitate transition from welfare assistance to full employment, in the same fashion as locating affordable housing near employment centers. By reducing a family's housing cost burden, housing assistance can free up additional dollars for work-related expenses and other basic needs. Increasingly, affordable housing providers are also offering job training, day care, or some form of access to these services.

---

<sup>22</sup>Wolch, Jennifer and Heidi Sommer, *Los Angeles in an Era of Welfare Reform: Implications for Poor People and Community Well-Being.*, 1997. Study sponsored by the Southern California Inter-University Consortium on Homelessness and Poverty.

<sup>23</sup>Ibid.

- **Homeless**

In the mid-1980s, homelessness increased at an alarming rate with Los Angeles leading the nation in the highest concentration of homeless population. Unlike the homeless population of the 1970s which was primarily single and elderly white male alcoholics seeking refuge in the Skid Row area, the homeless population of the 1980s has become increasingly diverse in demographics. This group included families, single women, young men, African-Americans, Hispanics, and the chronically mentally ill. Data from Shelter Partnership, a local nonprofit agency, further reflected the existence of a diverse homeless population. A proportional breakdown indicated 75 percent individuals, 25 percent parents and children and 5 percent unaccompanied youth.<sup>24</sup>

According to a recent homeless study published in 1995, up to 84,300 people in Los Angeles County were homeless on any given night between July 1993 and June 1994.<sup>25</sup> Of this population, approximately 12,400 were homeless family members, including 8,800 homeless children. In the course of the same year, up to 236,000 people in the county were homeless: 49,000 were homeless family members; 12,000 of these homeless family members were children.

In light of a burgeoning homeless population, there is a critical shortfall in homeless facilities. The rate of homelessness has increased more than 13 percent annually while the number of shelter beds has increased only 7 percent, annually. According to conservative estimates prepared by the Shelter Partnership, a total of 10,800 shelter beds are available in Los Angeles County. Excluding the 7,267 beds in the City of Los Angeles, the remaining jurisdictions including the unincorporated area have only 3,533 available shelter beds. Although the ratio of homeless persons to available shelter beds has decreased from 10:1 in 1994 to 8:1 in 1998, an urgent need remains for additional housing facilities, especially for homeless families. Many homeless providers are concerned that welfare reform will result in a higher rate of disqualification of welfare recipients; this leads to an increase in the homeless population and generates the need for additional services and housing.<sup>26</sup>

Certain groups among the homeless population are categorically denied access to the service delivery system. For example, most family shelters will not accept:

- Families with male children over the age of 10-12 years;
- Pregnant mothers in later stages of their pregnancy;
- Teen mothers with children;
- Families where the couple does not have a marriage certificate;
- Single fathers with children, especially girls;
- Battered women;
- Large families
- Families with children who also have a grandmother or older relative living with them, even if the elder has no physical problems;
- Families with members who are ill or disabled (depending on the disability); and
- Families with substance abuse or mental illness.

---

<sup>24</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 32.

<sup>25</sup>Shelter Partnership, Inc., *The Number of Homeless People in Los Angeles City and County, July 1993 to June 1994*, November 1995.

<sup>26</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 30.

As a result, the most disabled and dysfunctional homeless persons are often the least able to access available services.<sup>27</sup> The next section will describe, in more detail, the specific needs of various subgroups within the homeless population.

- **Homeless Sub-Populations**

- Homeless Families

The number of homeless families in Los Angeles County has increased proportionally over the last ten years. According to one study of homeless families, the main events precipitating homelessness include economic factors (75 percent), eviction or threat of eviction (40 percent), and ‘domestic or relationship’ breakdown (25 percent).<sup>28</sup>

The vast majority of homeless families are headed by single mothers, many of whom rely on welfare for income. In most instances, child support is nonexistent. Additional female headed households in the county are at risk of becoming homeless due to recent welfare reform; as previously noted, this potentially increases the number of homeless families.

The most current estimates show that 15 percent of all homeless families do not use any type of service,<sup>29</sup> making it more difficult to document the needs for this subset of the population. These unsheltered families have been referred to as ‘the hidden homeless’ because they are not always visible on the street. Many live in cars, abandoned buildings or double-up with friends and family in overcrowded conditions. Three basic reasons explain the large numbers of unsheltered homeless families: 1) insufficient homeless shelter space; 2) categorical denial of certain groups to access to the service delivery system, especially immigrants, both documented and undocumented;<sup>30</sup> and 3) some families choose not to utilize shelter services.

- Severely Mentally Ill

An estimated 20 percent of the total homeless population in Los Angeles County has severe mental disorders including schizophrenia, major depression, or bipolar affective disorder. Of this population, 80% are believed to be addicted to alcohol or drugs.<sup>31</sup> The severely mentally ill members of the homeless population are more likely to be women. The severely mentally ill is also prone to physical illness.<sup>32</sup>

- Alcohol/Drug Addicted

---

<sup>27</sup>Ibid., pp. 39-40.

<sup>28</sup>Ibid., p. 32.

<sup>29</sup>The Stanford Center for the Study of Families, Children and Youth, *The Stanford Studies of Homeless Families, Children and Youth*, November 18, 1991.

<sup>30</sup>*La Opinion*, March 10, 1998.

<sup>31</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 38.

<sup>32</sup>Ibid., p. 33.

Most reports estimate that about 40 percent of the homeless population suffers from alcoholism and nearly 27 percent more experience other forms of substance abuse.

- Domestic Violence Victims

More women are injured from domestic violence than from rape, automobile accidents, and muggings combined.<sup>33</sup> Domestic violence is considered abuse committed against a person of special relationship to the perpetrator, namely, ‘an adult or fully emancipated minor who is a spouse, former spouse, co-habitant, former co-habitant, or person with whom the perpetrator has had a child or is having or has had a dating or engagement relationship.’<sup>34</sup> The number of women and children in Los Angeles County fleeing domestic violence is unknown. Law enforcement statistics do not accurately reflect the pervasiveness of domestic violence, as an estimated one out of ten domestic violence victims makes a crisis call for help.<sup>35</sup>

In 1994 the Los Angeles County Task Force on Domestic Violence identified lack of shelter funding as the main deficit in services for domestic violence victims. Only 460 beds are available for battered women and their children countywide. Stays at most of these facilities range from 30 to 45 days; comparatively few shelters permit up to a six-month, or even a one-year stay.

- Homeless Persons with HIV/AIDS

There are no precise statistics related to the number of homeless persons infected by HIV/AIDS in Los Angeles County. Research by the National Commission on AIDS, however, estimates that one-third to one-half of all persons with AIDS are either homeless or at risk of becoming homeless due to their illness, lack of income or other resources, and weak familial support systems. A study by the Los Angeles County Department of Health Services found that 25 to 35 percent of the county’s homeless population are HIV positive.<sup>36</sup>

Additionally, Homeless Health Care Los Angeles (HHCLA) estimates that from 10 to 15 percent of the homeless persons seen through their drug treatment program are HIV positive. HHCLA also has received an increasing number of requests from shelter and homeless providers for AIDS training.

- Homeless Youth

According to statistics compiled by the Coordinating Council for Runaway and Homeless Youth Services of the Los Angeles Children’s Hospital in 1993, about 12,000 youths are homeless over the course of a year, on a countywide basis.<sup>37</sup> Most homeless youth are runaways and do not qualify for child protective services. The juvenile justice system is powerless to prevent or monitor homeless youths, since they are not violating any laws. Most homeless programs provide services to adults or families with children, but not to unaccompanied youths; this exclusion leaves homeless youths vulnerable to crime, either as victims or perpetrators.

---

<sup>33</sup>Ibid., p. 34.

<sup>34</sup>California Penal Code, Section 13700(b).

<sup>35</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 35.

<sup>36</sup>City of Los Angeles, *Draft City of Los Angeles Housing Element*, 1998, pp. 3-20.

<sup>37</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 37.

## Possible Remedies

The Los Angeles Homeless Service Authority (LAHSA) addresses various causes of homelessness through annual updates of its 'Continuum of Care' strategy. The strategy identifies several priorities for remedying the most pressing of homeless needs. Those priorities include: provision of services and housing (transitional and permanent) to a wider range of the homeless population. LAHSA defines its target clientele as persons with multiple diagnoses (including mental illness; HIV/AIDS and substance abuse); persons suffering from relapsing substance abuse; families, including victims of domestic violence; unaccompanied youth and homeless emancipated foster youth. In addition to long-term programs for the homeless, short-term measures are also critical. These strategies include emergency housing options, such as short-term housing vouchers, and flexible use of beds for either transitional or emergency needs, depending on the demand and agency capacity.<sup>38</sup>

### **3.7 EMPLOYMENT CHARACTERISTICS**

Los Angeles County possesses one of the largest and most diverse economic bases in the country. During the period from 1990 to 1995, however, the national recession resulted in a decline in the County's economy and a loss of 406,200 jobs.<sup>39</sup> The historically dominant employment base of the aerospace/defense industry also declined significantly in recent years due to federal reductions in defense spending and the relocation of manufacturing facilities to other sunbelt states.

Although the County lost a significant number of jobs during the recession, signs of recovery were evident as early as 1995. As of October 1998, 4.35 million civilians in Los Angeles County were employed, compared to 4.26 million in October 1997. Statewide, the unemployment rate also declined from 5.9 percent in October 1997 to 5.6 percent in October 1998.<sup>40</sup>

- **Job Characteristics**

Exhibit 3-13 on the next page shows employment changes in certain industries between 1990 and 1999 in Los Angeles County. During the period from 1990 to 1995, the only sectors that continued to expand were business services, health services, and general services. Wholesale trade was the industry that had the largest pool of jobs in 1990 with almost 950,000 jobs and continues to occupy the top rank of the labor market. The manufacturing sector, with 835,000 jobs in 1990, took a dramatic downturn as a result of the changes in manufacturing technology and the decline of the aerospace industry. This sector is the only one that has not and is not expected to recover from the 1990's recession anytime soon. In contrast all industries, especially the business services sector, have experienced growth since 1995.

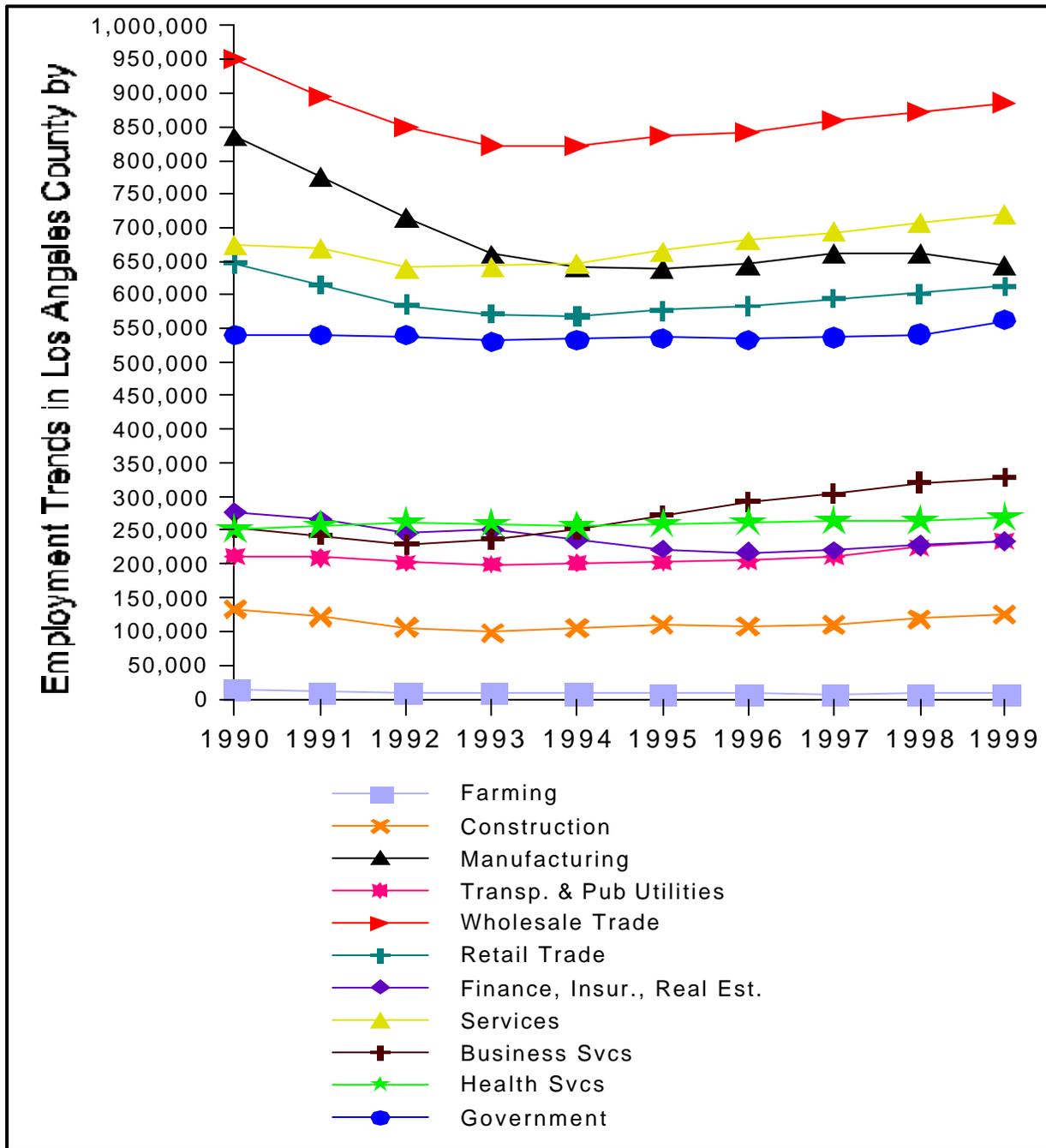
---

<sup>38</sup>Ibid., p. 45.

<sup>39</sup>Southern California Association of Governments, *Monthly Employment Trends*, February, 1996.

<sup>40</sup>CA State Employment Development Dept, *Current Labor Force and Industry Employment*, November, 1998.

**Exhibit 3-13 Employment Trends in Los Angeles County by Industry from 1990-1999**



Source: California State Employment Development Department, November, 2000.

Exhibit 3-14 on the next page provides more details as to the changes in number of jobs in major industries over the last ten years. Future economic expansion is not expected to generate the same number of high paying positions which characterized the past job market of the region.

**Exhibit 3-14 Number of Jobs by Industry in Los Angeles County from 1990-1999**

<b>INDUSTRY</b>	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
<b>Farming</b>	13,700	9,800	9,200	9,200	8,500	8,000	7,200	7,000	7,700	7,900
<b>Construction</b>	133,100	121,700	105,900	98,100	105,100	109,800	107,500	109,500	118,400	125,000
<b>Manufacturing</b>	834,600	774,900	714,900	660,200	641,500	638,400	644,700	661,400	661,700	643,400
<b>Service Producing</b>	3,157,800	3,078,700	2,975,800	2,941,800	2,948,600	2,992,400	3,030,600	3,088,700	3,158,600	3,232,500
Transportation & Public Utilities	211,600	209,700	202,700	199,600	201,600	202,600	204,700	211,900	225,200	234,200
Trade	949,600	894,300	848,000	821,800	821,500	835,800	840,700	858,600	871,900	885,300
Retail Trade	647,700	614,900	584,900	571,500	568,400	576,800	583,400	593,500	601,600	612,700
<b>Finance, Insurance &amp; Real Est.</b>	277,600	265,600	245,900	250,000	237,100	222,100	217,200	220,200	228,400	233,700
<b>Services</b>	1,179,300	1,169,200	1,130,700	1,139,000	1,155,000	1,196,200	1,234,900	1,261,900	1,292,200	1,317,100
Hotels & Lodging	45,700	42,900	38,700	37,500	36,500	37,000	37,600	38,400	39,500	39,900
Personal Services	38,000	37,400	37,800	37,000	36,200	37,600	38,100	36,800	37,000	37,500
Business Services	253,500	242,200	228,700	237,100	251,700	272,200	292,100	304,300	321,300	329,000
Motion Pictures	90,600	95,400	89,600	101,900	111,800	127,900	135,700	146,900	150,000	151,600
Amusement & Rec	53,000	54,800	51,600	51,200	49,900	49,200	50,400	50,400	52,300	53,300
Health Services	251,500	257,700	262,000	259,600	256,300	259,600	261,700	264,400	264,200	268,200
Private Education	73,400	71,600	70,100	65,900	66,500	68,600	72,300	74,900	76,700	79,200
Engr & Mgmt	138,700	137,900	124,100	121,700	119,800	114,800	116,400	116,400	118,100	116,500
Other Services	234,900	229,300	228,100	227,100	226,300	229,300	230,600	229,400	233,100	241,900
<b>Government</b>	539,800	539,900	539,400	531,400	533,700	535,700	533,000	536,300	541,000	562,400
<b>Total, All Industries</b>	4,147,100	3,992,600	3,813,500	3,716,900	3,710,400	3,754,500	3,795,800	3,872,000	3,951,300	4,013,200

\*Note: Not all industries listed, only major industries. Source: California State Employment Development Department, November, 2000.

**Exhibit 3-15 Employment Projections by Industry, 1997-2004  
Countywide and Unincorporated Area**

Industry	Los Angeles County		Unincorporated Area			
	No. of Jobs 1997	Projected Jobs 2004	Estimated No. of Jobs 1997	Projected Jobs 2004	Absolute Change	Percent Change
<b>Construction</b>	109,500	133,300	12,483	15,196	2,713	21.7%
<b>Manufacturing</b>	661,400	685,000	75,400	78,090	2,690	3.6%
<b>Transp. &amp; Pub Utilities</b>	211,900	245,400	24,157	27,976	3,819	15.8%
<b>Wholesale Trade</b>	265,100	286,300	30,221	32,638	2,417	8.0%
<b>Retail Trade</b>	593,500	645,700	67,659	73,610	5,951	8.8%
<b>Finance, Insurance, Real Estate</b>	220,200	242,200	25,103	27,611	2,508	10.0%
<b>Services</b>	693,200	763,400	79,025	87,028	8,003	10.1%
<b>Business Services</b>	304,300	411,400	34,690	46,900	12,209	35.2%
<b>Health Services</b>	264,400	284,300	30,142	32,410	2,269	7.5%
<b>Government</b>	536,300	597,100	61,138	68,069	6,931	11.3%
<b>Total (Nonfarm, exclude mining)</b>	3,861,797	4,296,104	440,245	489,756	49,511	11.2%

Source: California State Employment Development Department, November, 2000. Estimated and projected number of jobs for the unincorporated area was calculated by Department of Regional Planning.

According to Exhibit 3-15, in 1997, most of the 440,000 jobs located in the unincorporated area were in the services, manufacturing, or retail trade industry, respectively. (The “Services” category include hotel industry, personal services, motion pictures industry, amusement and recreation, and engineering and management). Between 1997-2004, the number of jobs in the unincorporated area is projected to increase by 11.2% or 49,500 jobs. Jobs in the services, manufacturing and retail trade industry are expected to continue to dominate the labor market in 2004. It is interesting to note the fastest growing job sector will be in business services.

Average hourly earnings for certain jobs were provided by the State Employment Development Department. As of October, 2000 the following were the average hourly earnings for Los Angeles County and Statewide:

	Los Angeles Co.	Statewide
Construction	\$23.54	\$22.72
Manufacturing	\$13.31	\$14.38
Apparel/Textiles	\$ 8.62	\$ 8.81
Wholesale Trade	\$15.63	\$16.28
Retail Trade	\$11.96	\$11.23

According to a study done by the Los Angeles Times, in 1999 the average fair market rent (FMR) for a two-bedroom apartment in Los Angeles County was over \$1,100 per month. A household would need to make about \$21.90 per hour to afford this apartment. The fastest growing job markets of services, wholesale and retail trading would not provide average earnings equal to what is needed to afford this apartment.

### 3.8 HOUSING SUPPLY

The two principal characteristics of housing supply in the United States are that the majority of housing is supplied by the private sector, and that private ownership is widely dispersed among income levels.

- **Housing Stock Characteristics**

The condition of the existing housing stock is determined by its age, quality of original construction and continued level of maintenance. Favorable housing conditions complement neighborhood quality, which, in turn, promotes housing maintenance and improvement. Quality housing stock also correlates with the income and social stability of a neighborhood.

- **Housing Units Added**

The economic recession in Los Angeles County of the early 1990s led to a decline in the housing market; recovery is a fairly recent phenomena. The amount of new construction in unincorporated Los Angeles County could not keep pace with growth in households requiring affordable dwelling units. The discussion below contrasts the growth in population countywide with the effects of the incorporation of Calabasas and Malibu.

Between 1990 and 2000, the number of available housing units increased by 108,859 units countywide, representing a 3.4 percent increase from 1990. In the same time period, the number of households (occupied housing units) also increased by 3.4 percent, while population increased at a more rapid rate of 12 percent. These trends indicate formation of larger-sized households, due, perhaps to the constraint in the number of available affordable housing units. In 2000, average vacancy rate for housing was 5.5 percent.<sup>41</sup> A healthy vacancy rate, one that allows for choice of housing and mobility, is 5 percent.

These figures alone, however, do not begin to illustrate the severity of the affordable housing supply problem. Of additional concern are an estimated 40,000 households residing illegally in garages, 236,000 homeless persons and those low-income households living in substandard and/or overcrowded conditions.<sup>42</sup> These circumstances reflect the urgency in providing various types of affordable housing, especially units that will accommodate larger households.

Housing trends in unincorporated Los Angeles County are more difficult to evaluate due to the incorporation of Calabasas and Malibu in 1990 and 1991 respectively. In contrast to countywide estimates, the number of households in the unincorporated area decreased by 1.7 percent, in comparison to an increase in population of 7 percent. The number of housing units decreased at a rate of 2.1 percent, from 296,780 in 1990 to 290,663 in 2000. The vacancy rate for the unincorporated areas decreased from 4.8 percent to 4.4 percent in the time period from 1990 to 2000. While the number of households have decreased, the increase in 2000 population and decrease in housing units indicate that households are most likely increasing in size as the number of available housing units decrease. The estimate accentuates the problem of providing adequate affordable units.

---

<sup>41</sup>*Los Angeles Times, Real Estate Section*, July 23, 1999.

<sup>42</sup>Last estimation for this population was reported in 1987 by the *Los Angeles Times*.

**Exhibit 3-16**  
**Changes in Units and Households**  
**Los Angeles County and Unincorporated Area, 1990-2000**

	County-wide			Unincorporated Area		
	Units	Households	Vacancy Rate	Units	Households	Vacancy Rate
1990 (April)	3,163,310	2,989,521	5.5%	296,780	282,485	4.82%
2000 (Jan.)	3,272,169	3,091,963	5.5%	290,663	277,792	4.43%
Change	108,859	102,442	0	(6,117)	(4,693)	(0.39%)
% Change	3.4%	3.4%	0.0%	-2.1%	-1.7%	-8.1%

Source: California Department of Finance

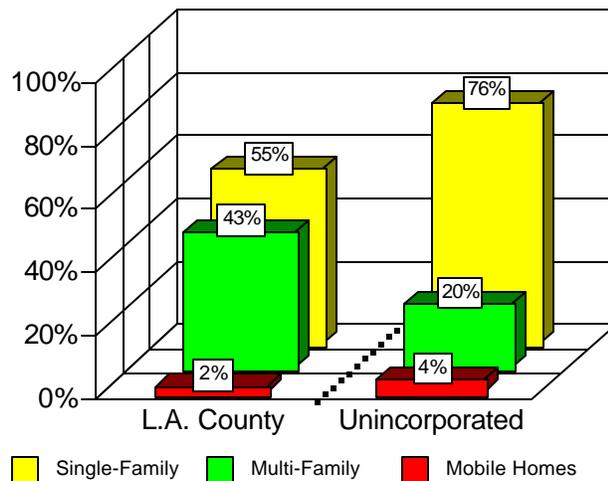
The housing stock shortage in the unincorporated area is evident, particularly when comparing the data from the 1990s to the 1980s. According to the last Housing Element, for the period between 1985 and 1988, the number of housing units increased 5.1 percent countywide. For the same time period, the number of housing units increased 6.8 percent in the unincorporated area. In contrast, between 1990 and 2000, the number of units countywide increased by 3.4 percent and actually decreased by 2.1 percent in the unincorporated areas.

- **Types of Housing**

The existing breakdown of the unincorporated area housing stock provides further evidence of a critical shortage: only 24 percent of the housing stock in the unincorporated area are multi-family or mobile home units. As Exhibit 3-17 illustrates, this proportion is substantially lower than the countywide estimate of 45 percent for those types of housing.

**Exhibit 3-17 Housing Unit Type, 2000**

Source: California Dept. of Finance, January 1, 2000



Since 1990, nearly 70 percent of residential building permits issued have been for single-family housing units.<sup>43</sup> Only about 15 percent of the units approved by the County have been for apartment buildings with five or more units which are usually more affordable for low to moderate income households.

Adequacy of unit size is also a significant problem that can affect affordability. One measure of unit size is the number of bedrooms. In the unincorporated area, 20 percent of all dwelling units have 0-1 bedroom units, 29 percent are two bedroom units, and 50 percent contain three or more bedrooms. By tenure, rental units are much more likely to contain 0-2 bedrooms and approximately one in five contain three or more bedrooms. In contrast, two out of every three owner-occupied units contain at least three bedrooms (see Exhibit 3-18).

**Exhibit 3-18**  
**Number of Bedrooms Per Housing Unit**  
**Unincorporated Area, 1990**

<b>No. of Bedrooms</b>	<b>Owner Occupied Units</b>		<b>Renter Occupied Units</b>		<b>Total Units</b>	
	<b>No. of Units</b>	<b>Percent</b>	<b>No. of Units</b>	<b>Percent</b>	<b>No. of Units</b>	<b>Percent</b>
<b>0 bedrooms</b>	<b>1,516</b>	<b>0.8%</b>	<b>9,581</b>	<b>3.4%</b>	<b>11,097</b>	<b>3.9%</b>
<b>1 bedroom</b>	<b>13,155</b>	<b>7.2%</b>	<b>33,465</b>	<b>11.8%</b>	<b>46,620</b>	<b>16.5%</b>
<b>2 bedrooms</b>	<b>46,514</b>	<b>25.5%</b>	<b>36,715</b>	<b>13.0%</b>	<b>83,229</b>	<b>29.4%</b>
<b>3 bedrooms</b>	<b>83,783</b>	<b>45.9%</b>	<b>16,995</b>	<b>6.0%</b>	<b>100,778</b>	<b>35.6%</b>
<b>4 bedrooms</b>	<b>31,551</b>	<b>17.3%</b>	<b>3,001</b>	<b>1.1%</b>	<b>34,552</b>	<b>12.2%</b>
<b>5+ bedrooms</b>	<b>5,938</b>	<b>3.3%</b>	<b>494</b>	<b>0.2%</b>	<b>6,432</b>	<b>2.2%</b>
<b>Total:</b>	<b>182,457</b>	<b>100.0%</b>	<b>100,251</b>	<b>35.5%</b>	<b>282,708</b>	<b>100.0%</b>

Source: 1990 U.S. Census, Table H33

- **Substandard Housing**

The 1995 American Housing Survey (AHS), conducted by the Bureau of Census, provides statistics on physical indicators of housing quality for the entire County excluding the incorporated cities of Los Angeles and Long Beach (see Exhibit 3-19). In the selected subarea<sup>44</sup> in 1995, 872,200 units were owner-occupied and 771,100 units were occupied by renter households.

As of 1995, the survey showed that about 4 percent of all owner households (37,700 households) and almost 10 percent of all renter households (76,600 households) in the selected subarea occupied housing with severe to moderate physical problems.<sup>45</sup> Renter households were more than twice as likely to live in problem housing as owner households.

<sup>43</sup>Los Angeles County Department of Public Works building permit data for 1990-1999.

<sup>44</sup>Selected areas include unincorporated parts of Los Angeles County and 86 incorporated cities.

<sup>45</sup>A unit has "severe physical problems" if it had any of the following five problems: 1)Plumbing - lacking hot/cold piped water or a flush toilet, or lacking both bath and shower; 2)Heating - having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time; 3)Electric - having no

The leading indicators of housing in poor physical condition among renter-occupied units are problems with the kitchen (44 percent of all substandard renter-occupied units). Among owner-occupied units, the leading indicator was physical upkeep of their property (41 percent of all substandard owner-occupied units).

**Exhibit 3-19**  
**Physical Indicators of Housing Quality**  
**Los Angeles County** (excluding cities of Los Angeles and Long Beach), 1995

	Owner Occupied Units		Renter Occupied Units	
	<u>Number</u>	<u>Percent of all Owner Units</u>	<u>Number</u>	<u>Percent of all Renter Units</u>
Total Occupied Units	872,200	100.0%	771,100	100.0%
Severe and Moderate Physical Problems*	37,700	4.3%	76,600	9.9%
Plumbing	13,200	1.5%	13,100	1.7%
Heating	5,100	0.6%	10,600	1.4%
Upkeep	15,400	1.8%	19,100	2.5%
Kitchen	5,000	0.6%	33,800	4.4%

Source: 1995 American Housing Survey, Tables 3-7 and 4-7

\*Estimates may not add to total because units may be classified in more than one category.

Due to the size of the unincorporated area, there are no reliable statistics of the number of units in need of rehabilitation and replacement. However, the county Health Department conducts routine and complaint-initiated inspections of apartments and condominiums with 5 or more units on a countywide basis. Single-family dwellings are inspected only on a complaint basis. Based on complaints received by the department in 1999, the county estimates that over 12,000 housing units are in need of rehabilitation in the unincorporated area, half of which are multifamily.

Between 1994-1998, about 185 written notices of violation issued for substandard dwellings under Section 17274(b) of the Revenue and Taxation Code were issued by the Health Department. Forty-six of these cases were referred to the state Franchise Tax Board for further action.

In assessing the unincorporated area's housing need, the Southern California Association of Governments quantified the county's replacement need to be 3,056 housing units.

---

electricity, or all of the following three problem: exposed wiring, a room with inoperable wall outlet and three blown fuses or tripped circuit breakers in the last 90 days; 4)Upkeep - having any five of the following six maintenance problems: water leaks from the outside, water leaks from the inside; holes in the floors, holes or open cracks in the walls or ceilings, more than 8 inches by 11 inches of peeling paint or broken plaster, or signs of rodents in the last 90 days.

“Moderate physical problems” are defined as units with any of the following five problems but none of the severe problems: 1) Plumbing - on at least three occasions during the last three months or while household was living in the units if less than three months, all the flush toilets were broken down at the same time for six hours or more; 2) Heating - having unvented gas, oil, or kerosene heaters as the primary heating equipment; 3) Upkeep - having at least three of the overall list of six upkeep problems mentioned above under severe problems; 4) Kitchen - lacking a kitchen sink, refrigerator or burners inside the structure for the exclusive use of the unit.

- **Age of Housing**

Almost a quarter of all units in the unincorporated county were built before 1950 and are, therefore, 50 or more years old (see Exhibit 3-20). Housing construction experienced a sharp increase between 1950 and 1959, and then remained steady until the period from 1980 to 1984. During the 1980-1984 period the percent of the total existing housing units built in the unincorporated areas of the county was only 5.8 percent. Recent building permit activity shows that 19,768 new housing units have been constructed in the unincorporated county in the period from January 1990 to December 1998 (6.6% of the unincorporated housing stock total).

**Exhibit 3-20**  
**Estimated Age of Housing,**  
**Unincorporated area, 1990**

<b>Year Built</b>	<b>Unincorporated Area</b>	
	<b>Number</b>	<b>Percent of Total</b>
<b>Before 1940 (60 or more years ago)</b>	<b>29,258</b>	<b>9.9%</b>
<b>1940-1949 (50 to 59 years ago)</b>	<b>41,347</b>	<b>13.9%</b>
<b>1950-1959 (40 to 49 years ago)</b>	<b>76,760</b>	<b>25.8%</b>
<b>1960-1969 (30 to 39 years ago)</b>	<b>56,572</b>	<b>19.0%</b>
<b>1970-1979 (20 to 29 years ago)</b>	<b>44,722</b>	<b>15.1%</b>
<b>1980-March 1990 (10 to 19 years ago)</b>	<b>48,353</b>	<b>16.3%</b>
<b>Total</b>	<b>297,012</b>	<b>100.0%</b>

Source: 1990 U.S. Census, STF3A, H25

\*This total may differ from total housing units in STF1A due to sampling of units

### 3.9 HOUSING DEMAND/SUPPLY INDICATORS

Housing demand is the amount that a household is willing to pay for housing of specified quality, having certain characteristics, in a given location for various related services. Demand for affordable housing in Los Angeles County has increased dramatically, driven by recent trends in immigration, household composition, longevity and a growing economy.<sup>46</sup>

Housing affordability is defined as the proportion of household income spent on housing. According to the U.S. Department of Housing and Urban Development, 30 percent of the household's gross income is the maximum desirable proportion. Under this standard, a low or moderate income household that pays more than 30 percent of its gross income on housing pays an excessive amount. Los Angeles County has one of the nation's most expensive housing markets,<sup>47</sup> making housing affordability one of the most important issues in meeting the needs of low- and moderate-income households.

Data from the 1995 American Housing Survey indicates that a substantial shortage of affordable housing has developed in recent decades. The Anaheim-Santa Ana and Los Angeles County areas have experienced the widest affordable housing gap out of 45 major metropolitan areas in the

<sup>46</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 69.

<sup>47</sup>United Way, *1996-97 Data Book*, 1997.

country. The severe gap is due mainly to the high number of low-income renters competing for each low-cost rental unit.<sup>48</sup> In both of the reported areas, there are four low-income renters for each low-cost unit.

Shortages of low cost housing units and increase in immigration further escalate the demand for affordable housing. The supply of low-cost rental housing stock has substantially decreased throughout Los Angeles County in recent years. The number of units renting at less than \$500 (unadjusted) in Los Angeles County fell from 91 percent of the total rental market in 1980, to 35 percent by 1990.<sup>49</sup>

The huge wave of new immigrants to Los Angeles County during the 1980s has further compounded housing demand. Los Angeles County exceeds all other United States jurisdictions as a port of entry for immigrants. More than half of all foreign-born County residents arrived in the United States after 1980.<sup>50</sup> The predominance of lower-income households in the immigrant population exacerbates demand for low-cost housing.<sup>51</sup> In addition, the cultural practice of some immigrants to live in extended families and the lack of affordable units have also led to a dramatic increase in overcrowded living conditions.

- **Tenure**

Homeownership can help reinforce stability, responsibility, and self-reliance. In 1998, the national home-ownership rate was 67 percent. In 1990, the unincorporated area attained a similar rate with 182,402 housing units (64.5 percent) occupied by owners. Renters occupied 100,312 units (35.5 percent) in the unincorporated area.

- **Housing Costs**

Typically, if the demand for housing exceeds the supply, the cost for housing will increase. Conversely, if the supply for housing exceeds the demand, the cost of housing usually decreases. In addition, housing costs differ between those who own their home and those who rent them and are indicative of housing opportunities for all segments of a community. Homeownership assumes that the housing units that are owner-occupied have households with sufficiently higher income than renter households. Unincorporated area residents obtained a homeownership rate of nearly 65 percent in 1990.

But housing costs is increasing and affecting the purchase power of first time new homeowners. According to the California Association of Realtors, the median home price in Los Angeles County as of October 1998 was \$190,300. Only 41 percent of the households in the county are able to afford this median-priced single-family home.<sup>52</sup>

---

<sup>48</sup>Center on Budget and Public Policy, *In Search of Shelter: The Growing Shortage of Affordable Rental Housing*, 1998, p.12.

<sup>49</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 69.

<sup>50</sup>United Way, *1996-97 Data Book*, 1997.

<sup>51</sup>Community Development Commission, *1998-2003 Consolidated Plan*, 1998, p. 69.

<sup>52</sup>California Association of Realtors, "Real Estate Trends," *Los Angeles Times*, January 10, 1999.

In 1999, SCAG estimated 62,900 households or almost 58 percent of low income households in the unincorporated area over-paid for housing (combining both renters and homeowners).

- **Rental Costs**

Between 1980 and 1990, the median monthly rent in Los Angeles County increased nearly 44 percent to \$570. In contrast, the median yearly household income increased only 11 percent to \$34,965 for the same time period.<sup>53</sup> Exhibit 3-19 shows that about 27,867 of renter households in the unincorporated area made less than \$20,000 per year yet they paid 30 percent or more of their incomes for housing in 1990. This represents 32 percent of all households in the unincorporated area.

Although the economic growth experienced in recent years can result in more jobs, better pay and an increasingly confident workforce, it can also lead to an apartment shortage. This shortage drives up rents and reduces housing choices for the region's lowest income households. According to the Apartment Owners Association of Southern California, vacancies have declined and rents have increased throughout the Los Angeles County.<sup>54</sup>

In 1998, the average fair market rent (FMR) for a two-bedroom apartment in Los Angeles County was \$737 per month. A renter household would need an annual household income of at least \$29,480 to afford this two-bedroom apartment.<sup>55</sup> Based on this information, an estimated 41 percent of renter households are unable to afford fair market rent housing. A comparison between the FMR and the householders employed at the federal minimum wage amount of \$5.15 per hour indicates the plight of the lower income families. A household would need to maintain its income level at 218 percent of the federal minimum wage amount or \$14.17 per hour, in order to afford a two-bedroom apartment in Los Angeles County at the 1998 FMR rate. At the federal minimum wage of \$5.15 per hour, an individual would have to work 110 hours per week to afford the same apartment. As of 1999, the average FMR for a two-bedroom unit in the county has risen to over \$1,100. A household would need to average \$45,600 in income to afford this rent.<sup>56</sup>

---

<sup>53</sup>Southern California Association of Governments, *Regional Housing Element, 1993*. Median home value and rent are adjusted based on a Southern California CPI figure. Median income adjusted for 1989 dollars.

<sup>54</sup>Nancy Cleeland, "Rents are Rising in L.A.'s Blue-Collar Neighborhoods," in the *Los Angeles Times*, December 24, 1998.

<sup>55</sup>National Low Income Housing Coalition, *Out of Reach: Rental Housing at What Cost?* October, 1998.

<sup>56</sup>*Los Angeles Times, Real Estate Section*, July 23, 1999.

**Exhibit 3-21**  
**Gross Rent Paid as Percentage of Household Income**  
**Los Angeles County and Unincorporated Area, 1989**

<u>Income/Cost</u>	<u>Los Angeles County</u>		<u>Unincorporated County</u>	
	<u>Number of Households</u>	<u>% of all County Households</u>	<u>Number of Households</u>	<u>% of all Unincorporated Area Households</u>
<b>Less than \$10,000</b>	<b>290,521</b>	<b>18.8%</b>	<b>17,881</b>	<b>20.7%</b>
<b>Spent up to 24%</b>	<b>6,453</b>	<b>0.4%</b>	<b>390</b>	<b>0.5%</b>
<b>Spent 25 to 29%</b>	<b>12,927</b>	<b>0.8%</b>	<b>771</b>	<b>0.9%</b>
<b>Spent 30% or more</b>	<b>226,651</b>	<b>14.7%</b>	<b>13,802</b>	<b>16.0%</b>
<b>Not Computed</b>	<b>44,490</b>	<b>2.9%</b>	<b>2,918</b>	<b>3.4%</b>
<b>\$10,000 to \$19,999</b>	<b>318,909</b>	<b>20.7%</b>	<b>17,680</b>	<b>20.5%</b>
<b>Spent up to 24%</b>	<b>22,689</b>	<b>1.5%</b>	<b>1,774</b>	<b>2.1%</b>
<b>Spent 25 to 29%</b>	<b>23,454</b>	<b>1.5%</b>	<b>1,395</b>	<b>1.6%</b>
<b>Spent 30% or more</b>	<b>267,837</b>	<b>17.4%</b>	<b>14,065</b>	<b>16.3%</b>
<b>Not Computed</b>	<b>4,929</b>	<b>0.3%</b>	<b>446</b>	<b>0.5%</b>
<b>\$20,000 or More</b>	<b>932,064</b>	<b>60.5%</b>	<b>50,726</b>	<b>58.8%</b>
<b>Spent up to 24%</b>	<b>542,331</b>	<b>35.2%</b>	<b>29,288</b>	<b>33.9%</b>
<b>Spent 25 to 29%</b>	<b>149,411</b>	<b>9.7%</b>	<b>7,743</b>	<b>9.0%</b>
<b>Spent 30% or more</b>	<b>228,894</b>	<b>14.8%</b>	<b>12,801</b>	<b>14.8%</b>
<b>Not Computed</b>	<b>11,428</b>	<b>0.7%</b>	<b>894</b>	<b>1.0%</b>
<b>Total</b>	<b>1,541,494</b>	<b>100.0%</b>	<b>86,287</b>	<b>100.0%</b>

Source: 1990 U.S. Census, STF3A, Table H50

- **Overcrowding and Illegal Residences**

According to the federal government, overcrowding occurs when a dwelling unit is occupied by 1.01 or more persons per room. Severely overcrowded units are defined as those occupied by 1.51 persons or more per room.

In 1990, 57,141 households, or 20 percent of the total population in the unincorporated area were considered living in overcrowded conditions, with more than 1.01 persons per room. One out of every five housing units in the unincorporated area were overcrowded or severely overcrowded. About 60 percent of the overcrowded households were *severely* overcrowded. Out of the 45 major metropolitan areas in the United States, Los Angeles County had the second highest percentage of low income renters living in overcrowded or doubled-up housing conditions (36 percent)<sup>57</sup> in 1995.

In both the overall County and the unincorporated areas, overcrowding is more severe among renter households (14.2 percent and 11.8 percent respectively) than owner occupied households (5.0

<sup>57</sup>Center on Budget & Policy Priorities, *In Search of Shelter: The Growing Shortage of Affordable Rental Housing*, 1998, p. 51.

percent and 8.4 percent respectively). Exhibit 3-22 summarizes estimates of overcrowded and severely overcrowded units by tenure.

**Exhibit 3-22**  
**Overcrowded and Severely Overcrowded Units by Tenure**  
**Unincorporated Area, 1990**

	Owner Occupied	Renter Occupied
Total Occupied Units	182,402	100,312
Overcrowded	11,703	11,231
Severely Overcrowded	12,131	22,076
All Overcrowded Units	23,834	33,307

Source: 1990 U.S. Census, STF1A, Table H22.

Overcrowded conditions exist due to the lack of affordable dwelling units for large families. Almost one out of every four (23.4 percent) of all households in the unincorporated area are large families made up of five or more members, but only one out of every five rental units (20 percent) had three or more bedrooms in 1990.

Overcrowding tends to be borne disproportionately by lower income households. In 1999, SCAG estimated that 30 percent of low income households in the unincorporated area lived in overcrowded conditions.

Overcrowding may also be attributed to the changes in household composition and cultural differences which accompany immigrants from other countries. Hispanic and Asian households live in overcrowded conditions more frequently than non-Hispanic, white or African-American households, often as a result of customary practice, as well as affordability constraints. Cultures differ in preferences for household size, privacy, and co-habitation of extended families. Even high income Hispanic and Asian households have a higher incidence of overcrowding than very poor non-Hispanic whites and African-Americans.<sup>58</sup>

One of the frequent consequences to overcrowding is the creation of illegal dwelling units, such as occupied garages. The high incidence of these residences signifies a housing market that is lacking units affordable to low-income households or larger households. In 1987 the *Los Angeles Times* sponsored a countywide survey of illegal garage conversions. From this survey, it was estimated that 200,000 people were living in more than 40,000 illegally converted garages in Los Angeles County. These garages typically are substandard, with little or no plumbing, faulty wiring, unfinished walls, and no windows. The Community Development Commission has also reported numerous incidences of code violations related to illegally converted garages in the unincorporated jurisdiction.

In addition, county zoning enforcement staff have reported numerous examples of illegally built residences in rural areas of the North County which violate not just zoning but also health and building codes. Many of the households occupying these units are also “squatters” on land that they do not own.

---

<sup>58</sup>Center on Budget and Policy Priorities, *In Search of Shelter: The Shortage of Affordable Rental Housing*, 1998, p. 23.

Exhibit 3-23 summarizes the existing housing problems for households making less than 80 percent of the area's median household income in 1999.<sup>59</sup> Based on the state's demographic calculations, almost 40 percent of all households in the unincorporated area are defined as lower income.

**Exhibit 3-23**  
**Existing Housing Problems for Lower Income Households**  
**Unincorporated Area, 1999**

	Tenure	< 30% of Median Income	30-50% of Median Income	50-80% of Median Income	Total Lower Income Households
All Lower Income Households	Renters	23,200	17,300	17,700	58,200
	Owners	13,500	14,400	23,100	51,000
	Total HHs	36,700	31,700	40,800	109,200
Lower Income Households With Physical Housing Problems	Renters	19,800	15,400	13,100	48,300
	Owners	8,800	8,000	12,700	29,500
	Total HHs	28,600	23,400	25,800	77,800
Lower Income Households With Housing Overpayment*	Renters	18,500	12,300	7,300	38,100
	Owners	8,100	6,700	10,000	24,800
	Total HHs	26,600	19,000	17,300	62,900
Lower Income Households With Overcrowding	Renters	8,600	7,800	7,100	23,500
	Owners	1,900	2,800	5,000	9,700
	Total HHs	10,500	10,600	12,100	33,200

Source: Southern California Association of Governments, 1999.

\*Overpayment defined as paying over 30 percent of household income towards housing costs.

- **Demolitions**

Given the size of the county, it is not feasible to track all the reasons why various housing units may have been demolished. However, the county is unaware of any large-scale demolitions due to freeway construction or redevelopment. The Community Development Commission, which is responsible for many of the county's affordable housing, redevelopment, and economic development activities, cannot proceed with any projects that displaces more than 15 residents without a detailed, relocation plan approved by the Board of Supervisors.

Most private sector housing demolitions are related to specific new housing developments. Older housing units are usually replaced at equivalent or higher density.

- **Housing Discrimination**

Illegal housing discrimination not only discourages but prevents many people from renting or buying the dwellings of their choice. Federal and state fair housing laws protect the public from housing discrimination based on race, color, national origin, ancestry, sex, religion, familial status, marital status, sexual orientation, mental or physical impairment, source of income and arbitrary reasons. Since Los Angeles County contains one of the nation's most expensive housing markets, discrimination makes it even more difficult for lower-income households who also belong to one of the protected classes to obtain decent affordable housing. Widespread ignorance concerning fair housing laws prevent victims of discrimination from seeking assistance to counteract discriminatory actions. Discrimination contributes to housing-related problems such as homelessness,

<sup>59</sup>Median income for a household of four in Los Angeles County as of 1999 is \$51,700. Source: HCD.

overcrowding, and substandard maintenance of dwelling units. The following summary of fair housing statistics in the unincorporated area is based on case statistics for 1998:

- The Fair Housing Congress of Southern California reported 267 complaints of housing discrimination in the unincorporated areas;
- Over two-thirds of the complaints had enough evidence to warrant investigations;
- Of the 179 cases opened in 1998 by the various fair housing councils under the Congress, almost 35 percent were based on race;
- Over 30 percent of cases concerned the presence of children; and
- As of December 1998, fair housing councils, serving the unincorporated area population, had turned in three cases to HUD, 38 cases to the California Department of Fair Employment and Housing, and 11 cases to private attorneys for further investigation and settlement.

---

## 4. REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

---

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need for the current planning period, January 1, 1998 through June 30, 2005. In cooperation with HCD, local governments and councils of government are charged with making a determination of their city or region's existing and projected housing need as a share of the state-wide housing need. In the case of Los Angeles County, the need is determined for the unincorporated area.

The Southern California Association of Governments (SCAG) prepares the RHNA for a six-county region that includes Ventura, Los Angeles, San Bernardino, Riverside, Orange and Imperial counties and some 150 local governments. The RHNA defines the housing need allocation for each member local government in Southern California, including Los Angeles County. As a result of this process, SCAG has determined that the County of Los Angeles' total construction need is 52,232 housing units for the planning period (see Exhibit 4-1). This total construction need is divided into housing construction need for households in four broad income categories: very low (households making less than 50 percent of median family income), low (50-80 percent of median family income), moderate (80-120 percent of median family income), and above moderate (more than 120 percent of median family income). For the unincorporated area, this need has been determined to be 9,019 units of very low income housing, 7,519 units of low income housing, 9,859 units of moderate income housing and 25,835 units of above moderate income housing. The intent of the future needs allocation by income groups is to relieve the undue concentration of very low and low income households in a single jurisdiction, and to help allocate resources in a fair and equitable manner.

Between January 1, 1998 and December 31, 1999, the Department of Public Works issued building permits for 5,297 dwelling units. The state allows local governments to assume that these units will be built during the planning period and, thus, these units may be deducted from the RHNA housing needs. The result of this deduction leaves the county with a construction needs obligation of 46,935 housing units for the remainder of the planning period.

The RHNA is not a mandate to construct the full number of housing units assigned to the county. Rather, the RHNA housing allocation process sets two important parameters for future planning:

- **Short-term Housing Construction Needs:** The housing construction needs for the unincorporated area total 52,232 dwelling units. This level of construction is deemed necessary to meet the housing needs of the projected population growth for the unincorporated area, and takes into account adjustments to meet desired vacancy rates and anticipated housing demolitions.
- **Fair Share Distribution of Housing Needs Among Income Groups.** Future housing need is distributed among four income categories (based on county median family income). The intent of the 'fair share distribution' of future housing needs represents an effort on the part of the state to make affordable housing available throughout the state; to prevent the concentration of lower-income units in

any one jurisdiction, and the compounding problems often associated with such concentration; and to ensure that all jurisdictions contribute to relieving the shortage of lower-income housing by being required to contribute to the development of such housing.

These housing construction need targets obligate the county to make a ‘good faith effort’ to ensure the following:

- Adequate residential land use allocation on the ‘land use policy map’ to accommodate the RHNA housing needs, and that the Zoning Ordinance is permissive with respect to allowing construction of a variety of housing types to meet the special needs of the population;
- Focus of available housing resources to meet the needs of the very low- and low-income housing needs identified in Exhibit 4-1; and
- Exercise of authority to remove barriers or legal constraints to the construction of affordable housing.

**EXHIBIT 4-1 RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION, 1998-2005**

Construction Need	Very Low Income Units (up to \$26,050)	Low Income Units (up to \$41,700)	Moderate Income Units (up to \$62,500)	Above Moderate Income Units (above \$61,579)	Total
Unincorporated Area	9,019	7,519	9,859	25,835	52,232
Number of Dwelling Units Constructed 1998-2000	267	59	1,324	3,647	5,297
Number of Dwelling Units Needed 2000-2005	8,752	7,460	8,535	22,188	46,935

Source: SCAG, *Regional Housing Needs Assessment, 2000*; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period 1998-2000. Income categories based on a household of four members and the area median income which is annually revised according to the U.S. Dept. of Housing and Urban Development. In 2000, the median area income for Los Angeles County was \$52,100.

In Exhibit 4-1, it was assumed that all tract dwellings and single-family residences constructed in the 1998 and 1999 calendar years were above moderate-income units. It was also assumed that approximately 50 percent of all multi-family housing built during this period were affordable to moderate-income households and the other 50 percent were geared toward above moderate income- households.

The RHNA total construction need figure is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, income distribution and growth forecasts. Consideration of indicators such as the number of low income households overpaying for housing, severe overcrowding, housing tenure, and current vacancy need are also part of this determination. The allocation of these units by income level, termed the ‘fair share’ distribution, is based on the median area income level of the Los Angeles County and the existing income structure of each city within the county.

---

## 5. LAND INVENTORY FOR HOUSING

---

### 5.1 COUNTY APPROACH TO ADEQUATE HOUSING SITES

It is the public policy of the state to ensure that local governments provide adequate sites to accommodate the construction of housing to meet the needs for all income groups identified in the Regional Housing Needs Assessment (see Chapter 4). This chapter presents an inventory of vacant sites suitable for residential development, and discusses sites with a high probability of being redeveloped for housing during the planning period.

The county review process for granting entitlements for new residential development is quite thorough. It is designed not only to ensure that a full range of adequate public services and facilities, including water and sewage, are available for each new project, but also to ensure that hazards are avoided or mitigated and vital natural resources are preserved or protected. This type of review can only be done on a case-by-case basis. This residential land survey looked at the following types of sites:

- *Specific Plan Areas* – include five major residential development sites that have been comprehensively pre-planned to accommodate a range of housing types and densities. All five areas were zoned ‘specific plan,’ a zone designation which provides detailed zoning standards for the development of residential properties. The La Vina Specific Plan site in Altadena was approved in 1988 and is substantially built; it is not included in the analysis of residential development potential that follows.
- *Transit Oriented District Sites* – four areas adjacent to stations along the Metro Blue Line were recently re-zoned to allowed increased residential densities. Mixed-use development was also encouraged within the transit-oriented districts. All four sites are within established water and sewer service districts.
- *Individual Residential Projects* – vacant sites approved through the case review process for residential development with conditions mandating adequate water and sewer services. In a limited number of cases, septic tanks or package treatment plants were approved as part of the development. All sites have zoning consistent with the proposed residential development.
- *Other urban residential projects* – a review of redevelopment projects, the potential for density bonus units, infill development and second unit construction, and development within commercial areas.
- *Farm Worker Potential Housing Sites* – this section addresses the potential for farm worker housing locations within the Antelope Valley.

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 area and near other developments, water and sewer may extend to the selected vacant lot. However,

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

## 5.2 GENERALIZED DISTRIBUTION OF LAND-USES

The unincorporated area is a complex planning environment. For planning purposes, the county area is divided into 57 local plan areas (most of which are urban islands surrounded by cities), 3 area plans, 7 community plans, 3 coastal zone areas, 4 specific plan areas, and 2 off-shore islands. Since neither off-shore island is expected to play a role in providing for housing, the following analysis focuses on the mainland portion of the county. To set the context for our analysis, we will first look at how the mainland unincorporated area is classified into generalized land-uses categories by the current General Plan. Exhibit 5-1 provides a summary of this distribution of the unincorporated area among eight generalized land-use categories. As indicated in the table, slightly over 96 square miles of land have been specifically designated for urban residential development. This area is expected to accommodate most of the new housing needs identified in this element.

**Exhibit 5-1  
Generalized Distribution of  
Land Use Categories  
for Mainland Unincorporated Area**

<b>Land Use Category</b>	<b>Area (in square miles)</b>	<b>Percent of Area</b>
Urban Residential	96.2	3.8%
Commercial	8.4	0.3%
Industrial	12.3	0.5%
Public Facilities	120.4	4.8%
Non-Urban	1,108.6	44.0%
Open Space*	1,133.9	45.0%
Transportation Facilities	36.2	1.4%
Other Uses	4.8	0.2%
<b>Total</b>	<b>2,520.8</b>	<b>100.0%</b>

\*Open space includes about 1,000 square miles of U.S. National Forest area.

The other major land use category that could accommodate future housing needs is the Non-Urban designation. Thousands of existing residential units are scattered throughout the 1,108 square miles of land designated Non-Urban, an area which includes flood plains, deserts, foothills and mountainous areas, a dozen or more rural communities, and many types of uses including mining, agriculture, utilities,

communication facilities, local serving commercial, and industrial sites requiring remote locations. Most of the Non-Urban area permits residential development at one residence per acre or greater acreage. While additional single-family housing may, in theory, be accommodated at low densities, most of the area designated as Non-Urban generally lacks convenient water and sanitary sewer services, and are often remote and difficult, if not impossible, to access from urban centers. In addition, environmental hazards, or the presence of important natural or biotic resources, further restrict the development potential of much of the Non-Urban property in the unincorporated area.

### 5.3 INVENTORY OF SITES FOR RESIDENTIAL DEVELOPMENT

#### *Specific Plans*

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

The Northlake Specific Plan, the site of which is located two miles north of the existing community of Castaic in the Santa Clarita Valley, provides for a mixed-use, integrated community that allows for up to 2,337 single-family units, 1,286 multi-family units, 169,884 square feet of commercial space, 545,589 square feet of industrial space, 643.3 acres of recreation and open space, and 23.1 acres of school and park facilities. A conditional use permit, zone change, and development agreement were concurrently approved with this plan amendment. Specific subdivision maps must be approved before actual construction can commence.

**Exhibit 5-2**  
**Northlake Specific Plan**  
**Distribution of Proposed Housing Units by Land-Use Category**

<b>Land-Use Category</b>	<b>Area (in acres)</b>	<b>Density</b>	<b>Proposed Units</b>
Estate-Low Density	87.0	1 du/ac	87 units
Single-Family	417.8	5 du/ac	2,250 units
Multi-Family	95.5	13 du/ac	1,286 units
Commercial	13.2		0 units
Industrial	50.1		0 units
Recreation/Open Space	643.3		0 units
School/Park Facilities	23.1		0 units
Single-Family	504.8		2,337 units
Multi-Family	95.5		1,286 units
<b>Total</b>	<b>1,330.0</b>		<b>3,623 units</b>

The Housing Element will be amended if future amendments to the Northlake Specific Plan change the total number of housing units or the unit mix. The Housing Element will analyze the impact of these amendments on the county's ability to accommodate the regional share and, if necessary, provide comparable sites to off-set the loss of housing development opportunities.

## Specific Plan Map Location

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

The Canyon Park Specific Plan is a 981 acre project located on the north and south sides of the Antelope Valley Freeway (State Route 14) at Via Princessa in Canyon Country. As is evident from Exhibit 5-4, the plan provides for an integrated community with a mix of uses, including schools, parks and neighborhood commercial, as well as region-service offices. The Specific Plan allows for a maximum of 5,400 dwelling units in a range of densities. More than 4,700 of the residential units are planned as medium to high density apartments and condominiums. Since approval of the specific plan, Tract No. 47200 has been approved for 393 single-family units, as the first phase of the project. This tract is listed under the ‘Individual Residential Projects’ as site 107. Consequently, these units have been subtracted from the 5,400 total units leaving 5,007 new units, as shown in Exhibit 5-3.

**Exhibit 5-3 Canyon Park Specific Plan  
Distribution of Proposed Housing Units by Land Use Category**

<b>Land Use Category</b>	<b>Area (in acres)</b>	<b>Density</b>	<b>Proposed Housing Units</b>
Residential-1 less Tract No. 47200	147.5 -74.5	6 du/ac	637 units -393 units
Residential-3	103.9	15 du/ac	1,380 units
Residential-3	180.4	25 du/ac	3,383 units
Office Commercial	22.6		0 units
Neighborhood Commercial	14.2		0 units
Schools/Parks	21.3		0 units
Open Space	491.0		0 units
Single-Family	73.0		244 units
Multi-Family	284.3		4,763 units
<b>Total</b>	<b>981.0</b>		<b>5,007 units</b>

- **Marina del Rey Specific Plan** (Marina del Rey, California) (Re-certified as part of the county Local Coastal Program by the Coastal Commission on February 8, 1996)

The re-certified land use plan allows an additional 2,420 dwelling units to be built in the marina, in addition to the 6,200 existing units already built. As of July 1, 2000, entitlements have been granted for 60 market rate apartment units, which were built, leaving 2,360 units available for future development. There are several pending applications for residential development in the marina totaling well over 1,500 units. The largest of these pending projects is for 1,201 total dwelling units, including 241 low-income senior units. Each of these project proposals must secure a coastal development permit before actually development may proceed. The applicants are long-term leaseholders of marina parcels who are participating in the private redevelopment of the marina under what is known as Phase II development. The marina is serviced by

Water Works District No. 29, which receives water from the Metropolitan Water District. The Los Angeles County Department of Public Works owns and maintains the Marina Sewer Maintenance District, the local sanitary sewer system in the marina. Sewage treatment is provided for the marina at the City of Los Angeles Hyperion Treatment Plant under a contract between the City and the County of Los Angeles.

**Exhibit 5-4 Marina del Rey Specific Plan  
Distribution of Proposed Housing Units by Land Use Category**

<b>Land Use Category</b>	<b>Area (in acres)</b>		<b>Proposed Housing Units</b>	
Residential-III (35 du)	38.1		2,360 units (Units may be built within any of the three residential land use categories.)	
Residential-IV (45 du)	20.4			
Residential-V (75 du)	95.6			
Hotel		30.3		
Commercial		32.2		
Office		5.4		
Marine Commercial		31.5		
Boat Storage		18.4		
Parking		19.2		
Public Facilities		7.2		
Open Space		38.3		
Water		364.5		
<b>Project No.</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>
98-134	82 units	0	0	940 units
98-172	0	10 units	0	89 units
00-39	0	18 units	0	102 units
Approved SP sites (no selected projects yet)	0	0	0	1119 units
Subtotal	82 units	28 units	0 units	2250 units
<b>Total</b>	<b>701.1 acres</b>		<b>2,360 units</b>	

- **Newhall Ranch Specific Plan** (Potrero Canyon, Santa Clarita Valley, California)  
(Sub-Plan Amendment No. 94-087 adopted on March 23, 1999)

The Newhall Ranch Specific Plan is located within the Santa Clarita Valley, two miles west of Magic Mountain Amusement Park in Petrero Canyon. The plan provides for five integrated mixed-use communities on a site of 11,963 acres. Residential development is anticipated to exceed 21,000 units, when the project is ultimately built-out over many years. On May 31, 2000, a superior court rendered a decision setting aside the approval of the Newhall Ranch project for a variety of reasons related to CEQA issues. Pending

resolution of this litigation, the project is on hold. Accordingly, this project site has not been included in the vacant site inventory of this element. Once litigation is resolved, this Specific Plan site will be reassessed to determine the possible number and type of housing sites that could be made available for housing construction during the planning period.

***Transit Oriented District Sites***

Transit oriented districts (TODs) are intended to encourage mass transit oriented development, with a strong emphasis on encouraging pedestrian activity adjacent to rail stations. The primary goals of TODs are a reduction in congestion through increased rail and transit rider-ship, decreased auto usage, and a revitalization of neighborhoods around the individual rail stations. An important strategy towards achieving these goals is by increasing overall, but especially residential densities in TODs. In this way, TODs may also accommodate the higher residential densities necessary to produce housing affordable to lower income households. To encourage development in TODs the county has proposed a number of incentives, including density bonus, expedited approval process, and reduction in development standards and parking requirements.

The Metro BlueLine Light-rail Transit line runs 22 miles from downtown Los Angeles to downtown Long Beach. This heavily traveled mass transit route passes through two unincorporated communities: Florence-Firestone and Willowbrook. Four mass transit stations are located within these two communities. In 1999, the county adopted ‘Transit Oriented District’ ordinances for these four station sites, implemented in response to the Transit Village Development Planning Act of 1994 (established by Government Code ' 65460, et seq.). The four stations are commonly known by their nearby cross streets: Slauson, Florence, Firestone, and Imperial. Prior to this change in zoning, the four station areas were zoned for commercial and industrial uses. Development of these sites for residential use will require the demolition of older existing structures. All four of the Metro Blue Line TODs are within established water and sewer district. An analysis of the redevelopment potential of these four sites is provided in Exhibit 5-5. Additional information regarding the TOD program and plans to expand the program to other county station sites adjacent to the Metro Green Line, is found in Chapter 9. (At the time of the publication of this element, the Regional Planning Commission has approved a transit oriented district ordinance for the Vermont and Hawthorne stations on the Metro Green Line. Board of Supervisor adoption is expected in the near term.)

**Exhibit 5-5 Summary of Housing Units Allowed by Zone in the Slauson, Florence, Firestone, and Imperial Metro Blue Line Transit Oriented Districts**

<b>TOD Zones</b>	<b>Net Acres</b>	<b>Max Density Allowed</b>	<b>Maximum Dwelling Units Allowed</b>
R2	82.3	25 du/ac by CUP	2,055 units
R3	106.7	37 du/ac by right	3,947 units
R4	33.3	50 du/ac by right	1,665 units
C2	12.9	43 du/ac by right	562 units
C3	47.8	43 du/ac by right	2,081 units
CM	33.1	40 du/ac by right	1,296 units
M1	3.0	n/a	0 units

M2	4.9	n/a	0 units
Single-Family	0		0 units
Multi-Family	316.2		11,606 units
<b>Total</b>	<b>324.1</b>		<b>11,606 units</b>

The 11,606 dwelling units identified in the above chart establishes a maximum number of units which could be built within the transit station districts. The analysis indicates that the possibility for redevelopment now exists within the immediate vicinity of these transit stations. Furthermore, a significant amount of the land has been zoned for the higher residential densities that may help accommodate lower income housing.

***Individual Residential Projects***

A review of the Department of Regional Planning’s Case Tracking records (or CTRACK) revealed that there are 146 approved and active subdivisions within the unincorporated area. An important finding is that all of these projects have zoning that is compatible with the approved development, and all have received clearances that adequate water and sewer services will be available to serve the project. For a limited number of projects located in outlying rural areas, septic tank systems or package treatment plants have been approved. Exhibit 5-7 provides a summary of the number of single-family and multi-family housing units that have approved subdivisions. Details regarding each of these projects is found in Exhibit 5-11, located at the end of this chapter, accompanied by locator maps. Exhibit 5-11 provides a detailed listing of each project, indicating the case number, number of approved single-family and multi-family units, acreage of the site, site location address, census tract number, and general area location. These provide housing sites for a total of 21,167 units. Among the more significant projects approved in the past few years was one approved in 1998 in the north-central area of the Santa Clarita Valley, known as Tesoro del Valle. This project was approved for 1,601 single-family units and 901 multi-family units on 1,795 acres.

**Exhibit 5-6  
Summary of Housing Units Allowed  
by 146 Residential Projects**

Type of Project	Single-Family	Multi-Family	Total Units
	Units	Units	
<b>Individual Projects</b>	13,123	8,044	21,167

***Other Residential Projects***

- **Redevelopment Projects**

The county operates three redevelopment areas that have the potential for housing development during the planning period: Maravilla (255 acres) located in East Los Angeles, West Altadena (80 acres), and

Willowbrook (365 acres). All three are small in scale and aimed at commercial and neighborhood revitalization. Sites to construct 58 units have been identified. An additional 148 existing units are targeted for rehabilitation. These potential sites are scattered throughout the 700 acres of the three redevelopment projects. More details about the three projects are found in the Housing Program Chapter, on pages 82-87.

**Exhibit 5-7  
Potential Housing Development  
within Redevelopment Projects**

<b>Type of Unit</b>	<b>Units</b>	<b>Acres</b>
Single-Family	0	0
Multi-Family	206	700

- **Density Bonus Projects**

The county affords property owners the opportunity to utilize the density bonus provisions of the zoning code when seeking to develop their property. Density bonuses are given for developing affordable and/or senior housing based on state law mandates. Despite incentives provided, during the past few years fewer than 10 applications per year are being processed for density bonuses. Most of the cases are relatively small in number. Consequently, we are projecting a very modest 500 units will be built using this incentive during the 2000-2005 planning period.

- **Infill Development**

The county General Plan for 20 years has promoted infill development by granting incentives such as increased densities over land-use category limitations for projects that will develop housing on by-passed vacant urban parcels. This policy has been used extensively in many of the county urban islands, particularly in areas such as South Whittier and West Carson, where many multi-family apartments and condominiums have been built. In recent years, such projects have declined due to the virtual exhaustion of by-passed vacant lots within existing urban areas. Moreover, many older urban areas also have aging infrastructure which may not support higher density without significant investments in new upgraded facilities. About 100 units of infill housing per year is expected during the next five years.

- **Second Unit Construction**

The county zoning code currently permits the construction of a second unit on existing legal residential lots, even single-family lots, for qualifying senior residents and disabled persons. In recent years, only a limited number of such units, commonly referred to as ‘granny flats,’ have been applied for and approved, ranging between 10 and 25 units per year. Because specific sites are not known at this time, no site credit is being claimed. In an effort to provide for more affordable senior citizen housing, this element is proposing a

program to reduce conditional use permit filing fees for qualifying low and moderate-income seniors.

- **Commercial Districts**

The General Plan allows residential development to occur in areas designated as ‘Commercial,’ provided a condition use permit is obtained. As previously noted in Exhibit 5-1, 8.4 square miles of unincorporated area is designated for Commercial. The permitted dwelling unit density varies throughout the unincorporated area, depending on the local standards set out in area and community plans. In general, the density ranges from 20 to 40 units per acre, thus, making the commercial category an inviting location for infill residential development.

A review of the active cases that are included in Exhibit 5-11 land inventory revealed that four of the cases were approved for commercially-zoned sites for a total of 431 units:

PM 25058	330 apartment units/20.7acres	Approved 5-18-99
PM 26016	44 apartment units/2.18 acres	Approved 9-19-00
TR 52144	18 apartment units/1.52 acres	Approved 4-9-97
TR 53029	39 condo units/2.04 acres	Approved 3-7-00

In addition, it should be noted that all Transit-Oriented District projects will occur in areas zoned commercial, with an overlay zone that specifically encourages mixed use.

- **Underdeveloped Land for Low-Income Housing**

The state Housing and Community Development Department has indicated that in order to development low-income housing through market rate developers, the density of the project must exceed 25 units to the acre. The greatest potential resource for development of housing at this density or above is in the ‘underdeveloped’ areas of the county that contain densities that allow for 22 or more units per acre. Exhibit 5-8 provides a summary of three unincorporated areas that are zoned high density but currently built at substantially lower densities. Much of these areas are developed with single-family and low density multi-family housing. Recycling of these lower density residential uses typically occurs when it becomes economically feasible to increase the intensity of use allowed in the zone by acquiring the improved site, demolishing the existing units, and constructing new, higher density units. The High Density Residential category permits up to 50 units per acre, a significant increase above single family densities, thereby increasing the economic viability of recycling existing lower density developments with higher density apartments and condominiums. The three communities with higher density housing potential are located in older, inner city areas, where there is intense pressure to increase the supply of housing due to these locations being prime locations for new immigrant populations moving into Los Angeles County.

While there are many factors that affect the pace of recycling and the ability of private developers to undertake higher density projects - with neighborhood opposition becoming an increasing prevalent factor - Exhibit 5-8 clearly demonstrates that ample opportunity exists to recycle existing low density residential development to a density that could make the new units affordable to low-income households through market rate projects.

**Exhibit 5-8**  
**Summary of Underdeveloped Areas**  
**with High Density Residential Potential**  
**for Low Income Housing**

<b>Community</b>	<b>Land Use Category</b>	<b>Acres</b>	<b>Estimate of Current Built Units</b>	<b>Land Use Capacity</b>	<b>Underdeveloped Potential</b>
East Los Angeles	Med. Den. Res. 30+du	1,364	14,000 units	40,000 units	26,000 units
Florence/Firestone	High Den. Res. 22+ du	78	900 units	1,700 units	800 units
West Athens	High Den. Res. 22+ du	31	400 units	930 units	530 units
<b>Total</b>		<b>1,473</b>	<b>15,300 units</b>	<b>42,630 units</b>	<b>27,330 units</b>

***Farm Worker Housing Sites***

According to the 1994-95 National Agricultural Workers Survey (NAWS)<sup>1</sup>, a majority of farm workers now do farm work away from their nuclear families. Only 44% of farm workers in the 1994-95 survey were accompanied by a spouse, a child, or a parent who lived in their household. This percentage had declined since the 1990-1991 survey, when 61% of farm workers lived with a spouse, a child, or a parent. The NAWS also found that 10% of all farm workers lived completely alone, not sharing their residences with family members, work mates, or other individuals.

Based on these statistics, it may be assumed that the housing needs of at least 10% of the 6,900 farm workers in Los Angeles County (or 700 farm workers) may be accommodated by dormitory style housing for those who live completely alone. Accordingly, the 6,200 remaining farm workers would be living in arrangements of at least two persons per household, probably more. This would imply an estimated need for about 3,000 housing units on a temporary or permanent basis to meet the housing needs of the farm workers.

As indicated in the discussion of farm workers in Chapter 3, most remaining agricultural production in the county occurs in the Antelope Valley. Fortunately, the valley contains some of the most affordable housing in the entire county. Homes can still be purchased for well under \$100,000 and rentals units are corresponding low. Most housing needs for farm workers should be accommodated within the two cities of Lancaster and Palmdale, which collectively contain nearly 198 square miles of territory within the Antelope Valley. Much of the territory within the two cities are still vacant. The county unincorporated area contains several small rural communities and settlements located near agricultural areas that afford housing opportunities close to farm work sites. Communities located within existing water districts include Quartz

---

<sup>1</sup>U.S. Department of Labor, Office of the Assistant Secretary for Policy. 1993.

Hill, Lake Los Angeles, White Fence Farms, Littlerock, Pearblossom, Longview, Juniper Hills, Sun Village, Antelope Acres, and Wilsona Gardens. Collectively, thousands of rural lots, ranging in size from one to two acres, have been created around these communities.

It is roughly estimated that some 250,000 lots exist within the Antelope Valley. A major difficulty in building on these lots is that most do not have water available to the site. A few of the lots in the Acton area and elsewhere are able to obtain water via wells, but for most lots, the cost of wells are prohibitive. There is also very limited sewer service, and most lots would have to use septic tank systems for sanitary sewage disposal. Most of these lots are zoned A-1 and A-2 which allows single-family residences on one and two acre parcels. The land use policy map for the Antelope Valley designates areas for multi-family housing only in Quartz Hills and an island surrounded by Palmdale, where sewer services are available. Other unincorporated areas could not accommodate multi-family housing because of the lack of adequate sewer facilities.

To expand housing opportunities for farm workers working and/or living in the unincorporated area the county will amend the zoning ordinance to remove the existing requirement for a conditional use permit for farm worker housing in A-1 and A-2 zones and assist interested nonprofit housing providers in site selection and funding applications for farm worker housing.

#### 5.4 SUMMARY OF VACANT SITE INVENTORY

A summary of the vacant site inventory is presented in Exhibit 5-9. According to the RHNA requirements, the county is obligated to provide sites for residential construction of 52,232 units. During the first two years of the 1998-2005 planning period, 5,297 units have been constructed, leaving a net site obligation of 46,935 units. As indicated in Exhibit 5-9, the county has approved residential development on vacant sites that would allow the construction of at least 32,157 dwelling units. All of these sites have approved zoning consistent with the density for the project and have available water and sewer services. See Exhibit 5-11 for detailed list of specific approved projects.

**Exhibit 5-9**  
**Summary of Vacant Sites Approved for Residential Development**

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation (2000-2005)	8,752	7,460	8,535	22,188	46,935
Sup District 1 (tracts)	0	18	50	206	274
Sup District 2	28	84	6	83	201
Sup District 3 (tracts)	0	0	0	314	314
Sup District 4 (tracts)	0	11	53	195	259
Marina del Rey	82	28	0	2,250	2,360
Sup District 5 (tracts)	0	0	2,548	17,572	20,120
Northlake	0	0	1,286	2,337	3,623

Canyon Country	0	0	4,763	244	5,007
Total	110	141	8,706	23,200	32,157

According to the requirements of the state law concerning housing elements, the county is obligated to provide sites for residential construction of 52, 232 units. During the first two years of the 1998-2005 planning period, 5,297 units have been constructed, leaving a net site obligation of 46, 935 units. As indicated in Exhibit 5-9, the county has approved residential development on vacant sites that would allow the construction of at least 32, 157 dwelling units. All of these sites have undergone environmental review, have approved zoning consistent with the density for the project and have available water and sewer services. Almost all of these sites are suitable to accommodating the housing needs of only moderate and above moderate income households. This leaves the county with the remaining need to provide sites to accommodate 8,642 very low income units and 7,319 low income units.

Where the county is not able to identify enough sites, state law requires that the Housing Element include a program to search for sites that would permit owner-occupied and rental multifamily residential use by rights, including density and development standards that would accommodate and facilitate the feasibility of housing for very low and low income households. In order to accomplish this task, the county has created Housing Program 44 Identify Sites for Multifamily Housing (found in Chapter 9). This program will identify vacant sites with water and sewer services to meet the remaining housing need for very low and low income households. Upon identification of suitable sites, the county plans to either amend the general plan land use category for the sites or initiate a re-zoning of the sites, or both, as may be needed to allow for the construction of housing to meet the targeted housing needs.

## 5.5 SUMMARY OF SITES WITH REDEVELOPMENT POTENTIAL

In addition to the vacant sites made available for residential development, the county has undertaken a series of actions to facilitate redevelopment of key areas. These actions include amending the Marina del Rey Specific Plan to allow for higher density development, and adopting transit-oriented district ordinances around four Blue Line stations, and continuing the implementation of three redevelopment project areas that include housing development. Collectively, these actions could lead to development of nearly 14,000 additional multifamily housing units. This information is summarized in Exhibit 5-10.

**Exhibit 5-10**  
**Summary of Sites with High Potential**  
**for Redevelopment with New Residential Development**

	Single-Family		Multi-Family		Total
	Units	Acres	Units	Acres	
Marina del Rey Specific Plan	0	0	2,435	154.1	2,435
TOD Station Areas	0	0	11,606	316.2	11,606
Redevelopment Projects*	0	0	206	700.0	206

Total	0	0	14,247	1,170.3	14,247
-------	---	---	--------	---------	--------

\*The 206 unites will be located on scattered sites throughout the 700 acres of redevelopment projects.

---

## 6. CONSTRAINTS ON HOUSING

---

Despite the great need for housing in general and the demand for affordable housing in particular, a number of constraints exist that could limit new housing development in the county. These barriers or constraints include governmental, environmental, infrastructure, and market-related; they are discussed in the next section. Constraints on the production of housing relating to the national economy cannot be effectively mitigated by local government, and accordingly are beyond the scope of this chapter.

### 6.1 GOVERNMENTAL CONSTRAINTS

- LAND USE CONTROLS/LAND USE COMPATIBILITY

Land use controls such as those contained in the Zoning Ordinance and the Subdivision Ordinance are intended to promote the orderly development of the community. They act to constrain incompatible development from occurring in close proximity to each other. The Zoning Ordinance (Title 22 of the Los Angeles County Code) contains regulations which are meant to ensure that land uses in the community are situated properly in relation to each other, and include such matters as height and bulk of buildings, yard or setback requirements, building use, parking standards, etc. The Subdivision Ordinance (Title 21) is primarily concerned with the process of converting raw land into building sites. The Subdivision Ordinance allows the County to control the internal design of each new subdivision so that the streets, lots, public utilities, and other similar infrastructural concerns will be safe. Overly restrictive standards - both in the Zoning Ordinance and the Subdivision Ordinance - can needlessly add to the cost of housing. However, the land use controls in Los Angeles County are not considered unreasonable or substantial constraints on development. Indeed, these regulations are generally comparable in nature and kind to land use controls utilized in other jurisdictions throughout California. These land use regulations add to the safety, health, and property values of neighborhoods, and the Board of Supervisors has deemed them indispensable to the proper, orderly development of land. However, these regulations are constantly monitored for their affect on housing and as demographic conditions change in the county.

The Zoning Ordinance is a blend of “cumulative” and “non-cumulative” zoning. For example, although residences are not prohibited in commercial zones, they require a conditional use permit and are expressly prohibited in industrial zones. While the requirement of a discretionary land use permit such as a conditional use permit for residential construction in the commercial zones constitutes a constraint on the production of some housing, the Board of Supervisors recognizes that the maintenance of the economic base of the area’s economy is well within sound public policy. Thus, the Zoning Ordinance strikes a policy balance, namely, that while housing may not be appropriate in all commercial zones, it does not strictly forbid the possibility of housing in some commercial areas, depending on the facts of each individual case.

#### **Residential Development Standards**

There are six basic residential zoning designations in the unincorporated area, encompassing the

range of single-family residential to multi-family dwelling units. Two agricultural zones – Zone A-1 and Zone A-2 – permit single-family residences as a matter of right. In many parts of the county, particularly in the unincorporated urban islands, the agricultural zone is in name only. The following are summarized descriptions of the standards for residential development:

*Minimum Site Area:* While some jurisdictions have exclusionary or large lot zoning regulations, most residential zoning in the unincorporated area is quite reasonable in nature, in that there are few areas with large lot zoning restrictions; where they exist, there are environmental or other similar reasons. Indeed, large lot zoning is primarily restricted to those geographical areas that are topographically impaired or environmentally sensitive. The minimum lot size (i.e., required area) in the residential zones is 5,000 square feet per lot and this minimum required area applies across the spectrum of residential zoning in the County. The constraint on housing posed by large lot, estate-sized or exclusionary zoning practices simply does not exist in Los Angeles County. Multifamily standards are as follows:

Zone	Minimum Required Area	Minimum Site Area Per Unit	Resultant Density (Units/Acre)
R-2 Two Family Residence	5,000 sq.ft./lot	2,500 sq.ft. <sup>1</sup>	17
R-3 Limited Multiple Residence	5,000 sq.ft./lot	1,452 sq.ft. <sup>1</sup>	30
R-4 Unlimited Residence	5,000 sq.ft./lot	871 sq. ft. <sup>1</sup>	50

*Minimum Floor Area Requirements:* The Zoning Ordinance requires that single-family residences be of a certain specified minimum size. Generally speaking, every single-family residence shall have a floor area of not less than 800 square feet, exclusive of any appurtenant structure. In this regard, the Board has had a long standing policy of adopting community or area plans for certain subareas within the unincorporated area. Within certain of these subareas, the Board of Supervisors has often required that residences be limited to a certain specified maximum size in order to deter “mansions” occurring within many established older urban areas within the unincorporated area.

*Maximum Height Limit:* The maximum heights for all residential development is 35 feet except in R-4 zones where the maximum height is 13 times the buildable area.

*Parking Requirements:* Parking standards like other development standards can affect housing affordability. Parking requirements in the Zoning Ordinance, however, are not unlike those in other jurisdictions throughout the state. As noted above, the requirement for single-family residence is for two covered spaces; these two spaces however can be provided as tandem parking. The customary development of a fully enclosed two-car garage for single-family residences can be dispensed with, provided the mandatory two parking spaces

---

<sup>1</sup> Or as otherwise limited by the General Plan.

are developed in tandem under a carport or similar structure. This deviation from the obligatory fully-enclosed two-car garage is a concession relative to housing affordability that the Board of Supervisors made in 1983 when it amended the parking regulations.

Further, a parking permit procedure is available to allow reductions in required or covered parking. A recent ordinance amendment now before the Board of Supervisors pursuant to its request to streamline procedures and ease regulations where appropriate also affects parking requirements. Currently, a modification in the parking requirements requires a Parking Permit (similar to a conditional use permit). The proposed amendment before the Board of Supervisors would permit the Director of Planning to consider minor deviations in required parking requirements that did not exceed 30 percent of the required number of vehicle parking spaces. In addition to the time savings provided by this convenient administrative procedure, the filing fee for a Director's Review<sup>2</sup> is substantially less than for a Parking Permit.

The chart on the following page is a summary of guidelines for designing a residential project in the unincorporated county. Recent amendments to the County Zoning Ordinance allow for concessions to housing developers that are non-profit and operating under an annual budget of less than \$500,000 or seeking to develop affordable housing (such as density bonus). Furthermore, for senior housing or housing for the disabled, parking requirements are also reduced. (See Exhibit 6-1)

### **Residences in Industrial Zones**

New residential development has been appropriately prohibited in industrial zones in the unincorporated area since 1960. The Zoning Ordinance allows existing residences in manufacturing zones to continue indefinitely as lawful nonconforming uses, provided substantial rehabilitation or reconstruction does not occur. While the actual number of such residences cannot be calculated without significant expense, field observations by zoning code enforcement staff indicate that a significant number of dwellings still exist in the industrial zones in many urban parts of the unincorporated areas.

---

<sup>2</sup> Director's Review: This is shorthand for a procedure set forth in the Zoning Ordinance, authorizing the director of planning to review and approve development proposals to determine compliance with ordinance provisions. It is also known as a site plan or plot plan review.



The Regional Planning Department uses an automated Development Monitoring System to analyze the individual and cumulative effects of development proposals for new subdivisions upon urban service systems including water, sanitation, and fire protection in four specified outlying areas that are continuing to experience substantial urban expansion. These four areas include the Antelope Valley, the Santa Clarita Valley, Santa Monica Mountains, and Puente Hills.

Exhibit 6-2 presents a list of typical development and planning fees (as of July, 2000) associated with a 45-unit, multifamily residential project in the South Whittier area. As this table illustrates, school fees (established by the state and which the county has no authority to amend) represents the largest single impact fee, accounting for nearly 37 percent of the total impact fees. Other significant costs include sewer impact fees, building permit fees, and plan amendment fees. Of the fees listed in Exhibit 6-1, school and library, electrical connections, gas connections, and sewer impact fees are assessed on a per unit basis. The planning fees as listed are some of the more typical ones charged on such developments. No costs were assumed for preparation of an environmental impact report (EIR) as residential development on flat land parcels typically requires a categorical exemption or a negative declaration pursuant to the California Environmental Quality Act (CEQA). Building permit fees are assessed based on the total valuation of the development. Other plan checking or review fees conducted by the Building and Safety Division of the Department of Public Works are based on the size of the development. Grading and landscaping permit fees are based on volume of material handled and area to be landscaped, respectively.

**Exhibit 6-2**  
**Estimate of Impact Fees and Entitlement Fees for Typical High Density (45-Unit) Residential Project in Existing Urban Area (South Whittier)**

<b>Impact Fees and Exactions</b>	<b>Amount</b>	<b>Cost/Unit</b>
Quimby (Parks) Fees	\$59,570	\$1,323
Library Facilities Mitigation Fees	\$27,180	\$604
School Fees	\$82,800	\$1,840
Water and Storm Drain Improvement Fees	\$7,593	\$169
Sewer Impact Fees	\$37,530	\$834
Electrical Service Fee	\$5,099	\$113
Gas Connection Fee	\$1,125	\$25
Grading Plan and Permit Fees	\$2,418	\$54
<b>TOTAL</b>	<b>\$223,315</b>	<b>\$4,962</b>
<b>Entitlement Fees</b>		
Environmental Assessment (Initial Studies)	\$748	\$17
General Plan Amendment Fee	\$3,600	\$80
Zone Change Application Fee	\$5,274	\$117
Conditional Use Permit Fee (Planned Unit Development)	\$3,979	\$88
Negative Declaration Fee	\$731	\$16
Building Permit Fee	\$26,811	\$596
<b>TOTAL</b>	<b>\$41,143</b>	<b>\$914</b>

Source: Los Angeles County Department of Regional Planning--and Department of Public Works, Dec. 1999

Note: Calculations are based on:

- a. 45 units on 3 acres.
- b. 1,000 square foot townhouse apartment units.
- c. Home valuation of \$61,260.
- d. South Whittier School District school fee of \$1.84/square feet for residential development.

Exhibit 6-3 provides a list of typical development and planning fees (as of July, 2000) which would be associated with a 25-unit, single-family subdivision on five acres in the Newhall area of Santa Clarita Valley. Significant costs incurred include school fees (23 percent), water impacts (36 percent), and sewer impacts (11 percent). Topographical differences in the unincorporated area and the price of extending infrastructure to new subdivisions, may cause fees to vary widely even amongst similar sized developments.

**Exhibit 6-3**  
**Estimate of Impact Fees and Entitlement Fees for Typical Low Density (25-Unit) Residential Project in Urban Expansion Area (Newhall)**

<b>Impact Fees and Exactions</b>	<b>Amount</b>	<b>Cost/Unit</b>
Fire Services Impact Fee	\$12,481	\$499
Oak Tree Permit Fee	\$475	\$19
Quimby (Parks ) Fees	\$48,240	\$1,930
Library Facilities Mitigation Fees	\$15,075	\$603
School Fees	\$118,125	\$4,725
Street Improvement	\$3,938	\$158
Bridge & Major Thoroughfare Fee	\$50,000	\$2,000
Water Improvements and Impact Fee	\$189,900	\$7,596
Sewer Impact Fee	\$58,250	\$2,330
Electrical Service Fee	\$7,483	\$299
Grading Permit and Plan Fee	\$2,626	\$105
<b>TOTAL</b>	<b>\$506,593</b>	<b>\$20,264</b>
<b>Entitlement Fees</b>		
Environmental Assessment (Initial Studies)	\$748	\$30
EIR Contract Preparation and Administration	\$31,500	\$1,260
General Plan Amendment Fees	\$3,600	\$144
Zone Change Application Fee	\$5,274	\$211
Conditional Use Permit Fee (Planned Unit Development)	\$3,979	\$159
Building Permit Fee	\$42,727	\$1,709
<b>TOTAL</b>	<b>\$87,828</b>	<b>\$3,513</b>

Source: Los Angeles County Department of Regional Planning, and Department of Public Works, Dec. 1999

Note: Calculations are based on:

- a. 25 units on 5 acres. 6,390 square foot lots.
- b. 2,500 square foot single family units.
- c. Home valuation of \$242,040.
- d. Newhall School District school fee of \$1.89/square feet for residential development.
- e. Only required if development will affect the status of existing oak trees.
- f. Based on a land valuation of \$200,001 per acre, 3.29 persons per dwelling, and 35 acres per 10,000 persons.

These fees are not all inclusive but have been listed to show some typical assessments related to planning and development in the unincorporated area. Planning fees are normally structured as sufficient to pay for staff processing time and varies with each case.

- **BUILDING CODES AND ENFORCEMENT**

The county's building codes are based on state regulations with some minor amendments. These codes are considered to be the minimum standards for protecting public health, safety and welfare. Building codes and enforcement procedures do not appear to pose a significant constraint to the maintenance and improvement of housing.

- LOCAL PROCESSING AND PERMIT PROCEDURES<sup>3</sup>

The review process for discretionary projects in the unincorporated area is governed by several separate advisory and decision-making bodies: Significant Ecological Areas Technical Advisory Committee (SEATAC), Subdivision Committee, the Department of Regional Planning Hearing Officers, the Regional Planning Commission, and the Board of Supervisors. Depending on the project and where it is located, some or all of these groups may review a project.

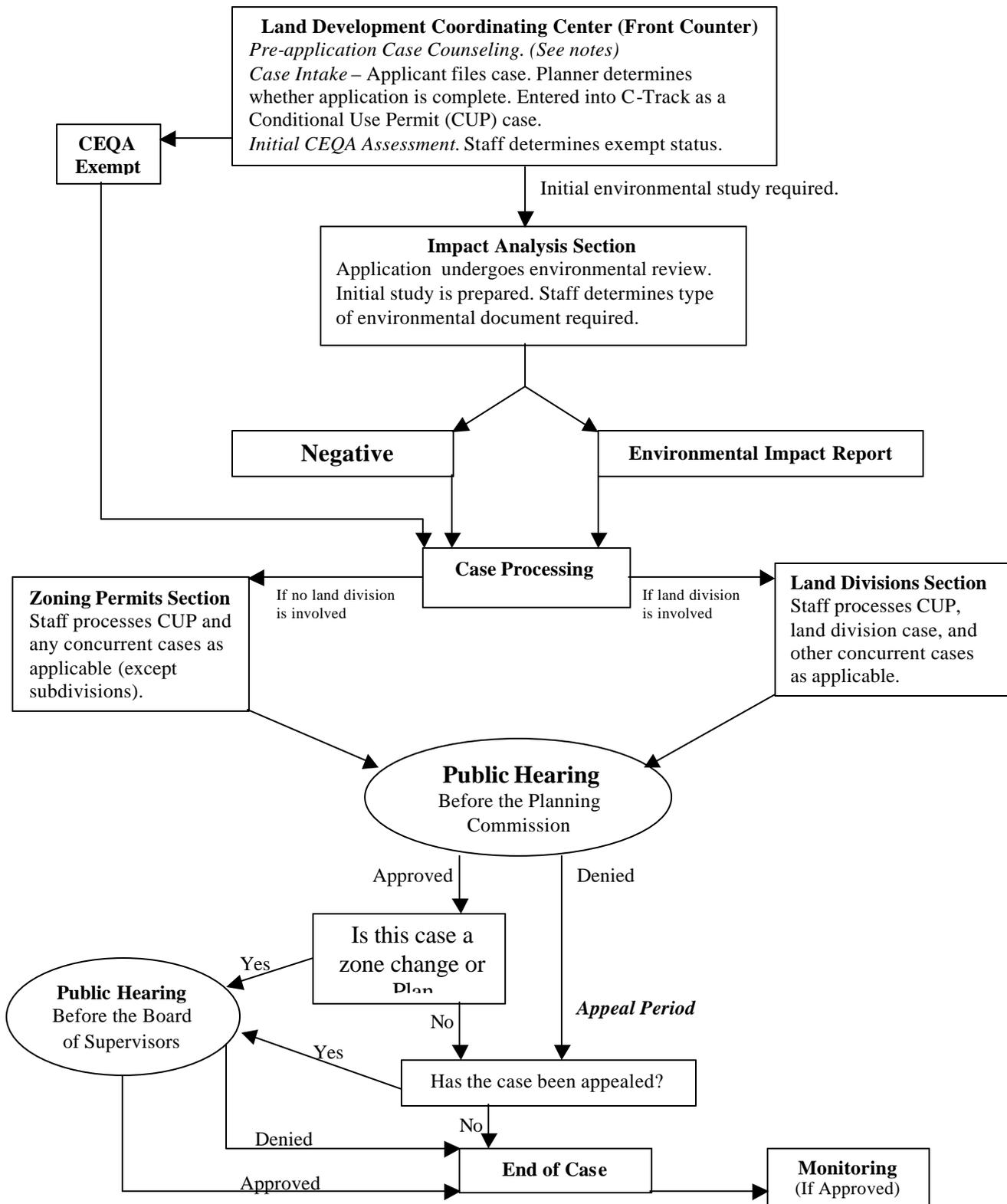
The general procedures described as follows apply to the following types of applications: General Plan Amendments, Tentative Tract Map, Tentative Parcel Map, Site Plan Reviews (Plot Plans) Conditional Use Permits (CUP), Zone Changes, Variances, Development Agreement, Coastal Development Permit, and other various non-residential development related permits.

1. To provide improved customer service and expedite the land use approval process, the county established the Interdepartmental Land Development Coordinating Center "One-Stop Center" for applications and counseling on proposed projects. Applicants should contact the Department of Regional Planning's One Stop Center for this required counseling before beginning the application process. Depending on the nature of the proposed project, different additional materials may be required.
2. Make an appointment to submit the completed application and documentation package to the Public Counter. A planner will review the materials to ensure completeness. All projects subject to discretionary review, such as a conditional use permit, variance, zone changes, map, or general plan amendment require an initial study/environmental assessment in accordance with CEQA. Exhibit 6-4 summarizes the county's case processing and environmental review procedures.
3. The Hearing Officer or Regional Planning Commission will conduct the public hearing upon completion of the above requirements. The applicant and other interested parties will be set legal notification of the hearing. The public hearing is held for the applicant to explain their proposal. Owners of adjacent property and any interested persons may also testify.

---

<sup>3</sup> The following is an overview of the county's permit processing procedures. More detailed specifics can be found on the departmental website at <http://planning.co.la.ca.us> or by contacting the Department of Regional Planning and requesting the "Applicant's Guide to Development and Permit Processing" which is also posted on the department's website.

## Exhibit 6-4 Summary of Case Processing and Environmental Review Procedures



- Note:**
- 1) Staff counsels applicant as to whether proposal is consistent with the General Plan and Zoning Code and on types of cases to be filed.
  - 2) Staff determines from applicant whether bonus incentives or concessions are to be requested .
  - 3) Staff recommends the amount of density bonus units that may be granted based upon the provisions of Section 22.56.202 of Title 22.

In addition to the introductory procedures as formerly described, the following steps for processing are necessary for the various types of cases:

**General Plan Amendments:** The applicant must file an initial study and the General Plan Amendment application. Planning staff will either prepare a draft Negative Declaration or request an EIR. Throughout the process staff meets with the applicant to resolve any problems and issues that may arise. Afterwards, staff will prepare a Staff Report and arrange a Public Hearing before the Regional Planning Commission (RPC). Once the RPC has made its recommendation on the General Plan Amendment, the Board of Supervisors will hold a hearing and either approve or deny the project.

**Tentative Tract Maps:** After the initial filing, tentative tracts are then reviewed by the Subdivision Committee<sup>4</sup>. Any unresolved issues are usually worked out at this stage. This may require more than one meeting. Upon completion of Environmental Review and Subdivision Committee proceedings, the case is then set for public hearing before the Hearing Officer or RPC, concurrent with other cases if appropriate. At the public hearing, the Hearing Officer or RPC approves or disapproves the tentative tract map based on the testimony, Subdivision Committee recommendations, the mandates of the Los Angeles County Subdivision Ordinance, and the State Map Act, General Plan consistency, zoning and general planning practices.

**Tentative Parcel Map:** On minor land divisions, the Hearing Officer will make its recommendations to the Director of Planning. The Planning Director then approves or disapproves the Tentative Parcel Map. The Hearing Officer will submit their approval or denial on all other types of parcel maps. The case could be heard before the RPC if controversial.

The subdivider may appeal the decision made by the Planning Director to the RPC within 10 days of the action. In all other cases, the interested party may appeal the RPC's decision to the Board of Supervisors within 10 days of the action by the Commission. If the Tentative Parcel Map is approved, the Final Map may be prepared by the applicant. Any necessary improvement bonding should be completed between the subdivider and appropriate departments. Once all of the conditions of the interested departments have been met, the County Engineer approves and records the Final Parcel Map.

**Site Plan Reviews (Plot Plans):** Site Plan Reviews, which the county refers to as Plot Plan Reviews, or Director's Review Cases are required for determining compliance with the County Zoning Ordinance and any applicable Community Standards Districts. The reviews determine whether new construction or additions to existing buildings meet the guidelines of the Zoning Ordinance relative to setbacks, parking, and related aspects. This is an administrative procedure and does not require a public hearing. In the case of one single-family residence, the Department of Public Works Building and Safety Division usually handles such matters, unless it is a hillside, height or setback issue. Applicants for site plan review need to follow the initial procedures listed on Ch. 6 Pg. 8.

**Conditional Use Permit (general CUPs):** The Hearing Officer or RPC reviews the CUP

---

<sup>4</sup> The Subdivision Committee consists of staff representing the Departments of Public Works, Regional Planning, Health Services, Fire, and Parks and Recreation.

request, depending on the complexity of the request. 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.

The Hearing Officer may impose certain conditions to insure that the approved proposal will be in accordance with the mentioned findings. Request for time extensions for the project may be filed with the Hearing Officer during a one-year period from the time the application was originally granted.

The conditional use permit is an important planning tool that allows the county to regulate the quality of new developments in the unincorporated area and insure compatibility with existing uses. Its use provides greater assurance in creating a stable, well-designed neighborhood that can be maintained over the long term. The CUP is also used to protect certain significant environmental resources that may otherwise be destroyed as a result of unregulated development.

The following are some specialized CUPs that apply to residential development:

*Density Bonus CUP:* A CUP is required for density bonuses given on projects that reserve a percentage of units for very low and low income households. (See “Regulatory Concessions That Reduce Constraints” section later on in this chapter.) The procedures for approval are discretionary, with a mandatory public hearing. Additional Burden of Proof as state in Section 22.56.1960 of the zoning ordinance is also necessary.

*Significant Ecological Areas CUP:* Prior to the issuance of a building or grading permit, approval of a minor land division or subdivision, or commencing any construction or expansion on a lot containing an SEA, a CUP is required. A CUP is required in order to protect natural resources contained in the SEAs as shown in the General Plan, from incompatible development which may have the potential for environmental degradation or destruction of life and property. While not precluding development in an SEA, the purpose of this CUP is to ensure that development in SEAs maintains, and where possible, enhance the remaining biotic resources in the SEA. Individual single-family residences are exempt from this CUP requirement.

The SEATAC reviews biota reports for projects proposed in SEAs. SEATAC consists of seven members from the private and public sector, with a wide range of expertise appointed by the Planning Director. The members serve overlapping 3-year terms. The staff Biologist from the Regional Planning Department serves as coordinator.

Applicants must submit ten copies of the project’s biota report in advance of SEATAC meetings held once a month as needed. At the conclusion of the committee’s review, SEATAC can approve the report, recommend biota report changes, or make recommendations regarding project design. The committee must make a recommendation on each project by the completion of the project’s third review before them. The applicant may elect to have a public hearing without reconciliation with SEATAC.

*Hillside Management Area CUP:* A CUP is required for any development that

exceeds the low density threshold in non-urban areas or the mid-range of the density specified by the applicable general range in urban areas.

Hillside Management Areas are defined as any area with a natural slope of 25 percent or more. This development 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 General Plan. In addition, a CUP is required for any development area within a natural slope of 25 percent or more in a non-urban hillside management area proposed for residential development, exceeding the low-density threshold. The determination of such thresholds is found in Section 22.56.215, E of the zoning ordinance.

The purpose of this CUP is to recognize the special hazards of development within hillside areas and protect resources in Hillside Management Areas from incompatible development. The CUP process is to ensure that such development maintains and possibly enhances the natural topography and resources of these areas while allowing for limited development.

*Residential Development in Commercial Zones:* Single-family residences, two-family residences and apartment houses are permitted in commercial zones with a CUP. This requirement is designed to insure the continued economic vitality of commercial areas while expanding opportunities for compatible residential development.

*Residential Planned Development (RPD) Zones CUP:* The RPD zone was established to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in the design of residential development, and to encourage well-planned neighborhoods by allowing for a mixing of residential uses. RPD zones allow for mixtures of single-family, two-family and apartment houses in the same zone.

This basic residential zone requires a minimum area of 5 acres of land and further specifies that “open space shall comprise not less than 30% of the net area.” By requiring such a large mandatory minimum required area, the Board believed that a variety of housing types and amenities could more easily be developed or provided than would otherwise be the case in the absence of such flexible zoning regulations. A typical zoning designation for this zone could read “Zone RPD-20,000-4.4U”. Under these circumstances, a developer could opt to build a residence as a matter of course (i.e., without any discretionary review) on a minimum of 20,000 square feet; however, with an approved conditional use permit, one would be authorized to construct a higher density of dwelling units, that is, a maximum of 4.4 dwelling units per acre.

Since most cases of residential planned development include the processing of a subdivision request, the requirement of a conditional use permit in Zone RPD does not appear to unduly add to case processing times. In fact, in large housing projects, multiple land use permits or approvals that are processed concurrently are commonplace.

Although RPD zones may require additional amenities not required in other zones, the flexibility in design has, in the majority of cases allowed development at higher densities. One such case is Roseberry Park project sponsored by the county's Community Development Commission and developed by the Olson Company, a private developer. In this case of infill development, the request for RPD zoning yielded fifty new ownership townhomes affordable to lower income households in the Florence-Firestone area.

**Coastal Development Permit:** This permit was established to ensure that all development within the coastal zone conforms to the policies of the Los Angeles County Local Coastal Program Land Use Plans and the implementation program.

In addition to the preliminary steps outlined earlier for all development applications, a public hearing is required if the permit is appealable to the Coastal Commission. The hearing will be held before the Hearing Officer or the RPC. If the permit is not subject to appeal, then a hearing is not necessary unless determined by the Planning Department. The decision of approval or denial is the Planning Director's. The applicant, the Coastal Commission, and any interested parties shall be notified of the final decision on the permit within 7 days of the decision.

**Zone Change:** The applicant or his/her representative should attend the public hearing to explain the proposed zone change. After the hearing and completion of the final environmental documents, the RPC will send the case, with departmental and RPC recommendations, to the Board of Supervisors who will then make the final decision on the zone change. Denials do not go before the Board unless they are appealed. If the zone change is approved, the Board will instruct County Counsel to prepare an ordinance enacting the change which will be brought back to the Board for consent approval at a subsequent date. This ordinance will become effective 30 days after adoption. If the Board's decision is different from the RPC recommendation and contemplates an alternative not discussed by the Commission, the case is referred back to the Commission for further comments before the decision is finalized by the Board. The Burden of Proof must demonstrate justification for the zone change.

**Variations:** A variance application requires a public hearing for discretionary action. To be approved, the findings need to substantiate:

1. Because of certain circumstances to the property, the zoning ordinance deprives the owner of privileges enjoyed by other landowners in the area;
2. 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;
3. That the application of the zoning regulations as they apply will result in difficulties that are inconsistent with the purpose of such regulations; and
4. That 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.

The Hearing Officer may impose certain conditions to insure that the approved proposal will be in accordance with the mentioned findings. Request for time extensions for the project may be filed with the Hearing Officer during a one-year period from the time the application was originally granted.

Generally speaking, the time required for processing a typical development varies depending on the size and complexity of the project. Time allotted to process single-family residence developments is not much different from time needed to process multi-family developments.

Developments necessitating a discretionary review such as a subdivision or a legislative action such as a plan amendment will normally take at least a year to process. If an EIR is required, the processing time is increased. In sharp contrast, however, are those cases where development is permitted “by right”, such as apartment houses in Zones R-3 and R-4. In these instances, the processing time is markedly far less as no discretionary review is required for apartment houses in these multiple residence zones; only a plot plan approval is required. The processing time for a plot plan or site plan review is approximately five to six weeks as measured from the date of a complete application.

The time and financial cost of land investments during the development permit process can contribute significantly to housing costs. Since 1989, efforts to streamline case processing through ordinance amendments, and automation of case files have been well under way.

Holding costs incurred by developers during the county’s evaluation/review process can increase the cost of housing passed on to the prospective homebuyer or renter. However, while planning fees are the means in which the County defrays the cost of the planning department and ensure that developments have access to adequate services needed to support the development, the county continues to work to lower fees and expedite processes. It should be noted that builders have often commented that application fees are one of the lesser costs of development.

- **PARKLAND OBLIGATIONS**

Pursuant to the Quimby Act<sup>5</sup>, “...the legislative body of a city or county may, by ordinance, require dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map,” subject to certain conditions. The Board has amended the County Subdivision Ordinance to require park fees if all or any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition precedent to final approval of the subdivision<sup>6</sup>.

This open space requirement applies only to residential subdivisions and only in the case where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing, but is a cost borne statewide.

- **LIMITED RESIDENTIAL REDEVELOPMENT ACTIVITIES**

---

<sup>5</sup>Government Code, Section 66477

<sup>6</sup>Los Angeles County Subdivision Ordinance, Section 21.28.140

Redevelopment in the unincorporated area focuses on neighborhood revitalization efforts, including housing and related nonresidential economic development type projects. There are four existing redevelopment project areas in the unincorporated area: Willowbrook, Maravilla, East Rancho Dominguez (East Compton), and West Altadena (see maps in Section 5 Housing Implementation Programs for the Redevelopment Program). Of the four redevelopment areas, only the Willowbrook project considers residential development in its program. The Willowbrook Community Redevelopment Project is a 365-acre project located within the unincorporated Willowbrook community. The Community Development Commission initiated a housing development program in this project area to develop 50 units of affordable housing on dispersed sites. The redevelopment plan for this area is a 35-year plan that commenced in 1977.

CDC has recently approved a Redevelopment Implementation Plan for the 1999-2004 time frame for these redevelopment areas.

- ON/OFF-SITE IMPROVEMENTS

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

*Street Width Requirements:* Developers must provide a minimum of 24 ft. of off-site pavement to the subdivision. The following are required street widths for various types of streets in major subdivisions as defined by the County’s Subdivision Ordinance:

Cul-de-sacs	58 ft.
Local streets	60 ft.
Collector streets	64 ft.
Limited secondary highways	64 ft. and 80 ft. for future streets
Secondary highways	80 ft.
Major highways	100 ft.

*Sidewalk Requirements:* In general, where lots in a subdivision are smaller than 15,000 sq. ft. developers are required to install sidewalks of not less than four 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, and along highways shown on the Highway Plan where necessary in order to provide for the safety and convenience of pedestrians.

*Street Lighting Requirements:* Street lights are required in most major subdivisions where lots are less than 40,000 sq. ft. in size.

*Curbs and Gutters:* Curbs and gutters are required in subdivisions with lots less than 20,000 sq. ft. in size.

*Water and Sewer Connections:* Water systems are not required if lots are at least five acres in size, even in major subdivisions. 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 on-site improvements in the

form of direct dedications as related to what is 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 required only if level of service falls below level B.

*Rural Communities Requirements and Waivers:* In more rural areas where subdivisions contain lots larger than 20,000 sq. ft. in size, there are no requirements for curbs, gutters, and sidewalks. Street lights may or may not be required according to a case by case basis.

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

According to the county's subdivision ordinance, improvements are not required as a condition to project approval for minor land divisions (parcel maps - four or less lots), where the existing systems and improvements have been deemed adequate in serving adjacent developed parcels, unless such improvements are necessary to develop the parcels or are necessary 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 five 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 would most likely be very few site improvement requirements. In these cases, the cost of on- and off-site improvements do not appear to be a constraint on development. However, in newly developing areas such as the Santa Clarita Valley and new major subdivisions, the need to provide infrastructure may increase the cost of new housing. Lower land prices in the outlying areas of Santa Clarita and Antelope Valley can help offset some of the costs. In addition, the county often provides concessions to affordable housing developers in the form of reduced parking requirements, filing fees, and others.

- RESIDENTIAL ZONING ANALYSIS - PERMITTED USES FOR HOUSING

State housing policy requires local governments to make provisions for the development of housing for every economic segment of the community. In response to this policy, an analysis of the Zoning Ordinance was conducted to identify those zones which permit residential housing developments – specifically, to determine the number of zones which allow special needs housing. Such housing is designed to accommodate the unique needs of seniors, children and adults with disabilities, group home residents, domestic violence victims and the homeless.

This analysis reviews the County's Zoning Ordinance to evaluate potential constraints to developing special needs housing. To illustrate the permissive nature of the Zoning Ordinance, eleven types of housing, seven of which are special needs, were charted against thirty-four zoning designations to determine the number of zones that allow each housing type. It is important to note that of these 34 zones, twelve are designated for heavy manufacturing or conservation-open space and, therefore, unsuitable for such residential development, with one exception: homeless shelters, which are allowed in commercial and manufacturing zones.

Exhibit 6-5 on the following pages depicts those zones that permit various types of residential uses with or without a conditional use permit and those that require only a director's review. Each special

need housing type is allowed in all six residential zones, except homeless and domestic violence shelters and senior citizen residences (second dwelling units). The latter uses require a conditional use permit or a director's review prior to permitting. Additionally, small family homes, adult resident facilities and children group homes, with six or fewer persons are permitted under the same conditions as a single-family or two-family home within all residential zones. Overall, special needs housing is allowed in most zones where residential uses are appropriate.

### Exhibit 6-5 Residential Zoning Analysis

ZONES	DESCRIPTION	Single or 2-Family			Townhouses			Apartment House			Adult Resident Facilities			Children Group Home			Mobilehome Park		
		w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR
R-1	SF Residence	X				X					X	X*		X	X*	X		X	
R-2	2F Residence	X				X			X		X	X*		X	X*			X	
R-3-( )U	Limited Multiple Residence	X			X			X			X	X*		X	X*			X	
R-4-( )U	Unlimited Residence	X			X			X			X	X*		X	X*			X	X
R-A	Residential Agriculture	X				X					X	X*		X	X*			X	
RPD	Residential Planned Development	X				X					X	X*		X	X*			X	
A-1	Light Agriculture	X				X					X	X*		X	X*			X	
A-2	Heavy Agriculture	X				X					X	X*		X	X*			X	
C-H	Commercial Hwy		X			X			X			X*			X*			X	
C-1	Restricted Business		X			X			X			X*			X*			X	
C-2	Neighborhood Business		X			X			X			X*			X*			X	
C-3	Unlimited Commercial		X			X			X			X*			X*			X	
C-M	Commercial Manufacture		X			X			X			X*			X*			X	
C-R	Commercial Recreation		X																
CPD	Commercial Planned Development	X				X					X			X*				X	
M-1	Light Manufacturing			X			X			X				X			X*		X
M-1 1/2	Restricted Heavy Manufacturing																		
M-2	Heavy Manufacturing																		
M-2 1/2	Aircraft, Heavy Industry																		
M-3	Unclassified																		
M-4	Unlimited Manufacturing																		
MPD	Manufacturing Planned Dev																		
D-2	Desert-Mountain	X			X							X		X				X	
B-1	Buffer Strip																		
B-2	Corner Buffer																		
A-C	Arts and Crafts	X			X							X		X				X	
MXD	Mixed Use Development			X			X			X	X					X			X
O-S	Open Space																		
P-R	Restricted Parking																		
R-R	Resort and Recreation		X			X						X			X			X	
SR-D	Scientific Research & Developmt																		
W	Watershed		X																
( )-CRS	Commercial-Residential	Any residential use allowed, subject to Director's Review and approval permitted in the basic zone, subject to the same																	
( )-PO	Unlimited Residence-Professional Office	limitations and conditions.																	

\* Having seven (7) or more people.

**Exhibit 6-5  
Residential Zoning Analysis (continued)**

ZONES	DESCRIPTION	Domestic Violence Shelter			Small Family Home (Children)			Residential Care Facility			Homeless Shelter		
		w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR	w/o permit	w/ CUP	w/ DR
R-1	SF Residence				X		X			X			
R-2	2F Residence			X	X					X			
R-3-( )U	Limited Multiple Residence			X	X					X			X
R-4-( )U	Unlimited Residence			X	X					X			X
R-A	Residential Agriculture			X	X					X			
RPD	Residential Planned Development				X					X			
A-1	Light Agriculture			X	X					X			
A-2	Heavy Agriculture			X	X								
C-H	Commercial Hwy			X	X							X	
C-1	Restricted Business			X	X								X
C-2	Neighborhood Business			X	X								X
C-3	Unlimited Commercial			X	X								X
C-M	Commercial Manufacture				X								X
C-R	Commercial Recreation												
CPD	Commercial Planned Development			X	X					X			
M-1	Light Manufacturing			X			X			X			X
M-1 1/2	Restricted Heavy Manufacturing												X
M-2	Heavy Manufacturing												X
M-2 1/2	Aircraft, Heavy Industry											X	
M-3	Unclassified												
M-4	Unlimited Manufacturing												X
MPD	Manufacturing Planned Dev												
D-2	Desert-Mountain	X			X			X					
B-1	Buffer Strip												
B-2	Corner Buffer												
A-C	Arts and Crafts	X			X			X					X
MXD	Mixed Use Development			X			X			X		X	
O-S	Open Space												
P-R	Restricted Parking												
R-R	Resort and Recreation				X								
SR-D	Scientific Research & Developmt												
W	Watershed												
( )-CRS	Commercial-Residential	Any residential use allowed, subject to Director's Review and approval permitted in the basic zone, subject to the same limitations and conditions.											
( )-PO	Unlimited Residence-Professional Office												

\* Having seven (7) or more people.

**Definition of Uses**

<b>Adult Resident Facility:</b>	Any facility which provides 24-hour-a-day nonmedical care and supervision to adults as defined and licensed under the regulations of the state of California. Examples include a facility serving mentally ill, ambulatory individuals aged 18 to 59 who reside at the facility on a voluntary basis and maintains a high degree of independence.
<b>Apartment House:</b>	A building or a portion of a building designed ore used for occupancy by three or more families living independently of each other, and containing three or more dwelling units
<b>Child Care Center:</b>	A facility other than a fmaily day care home in which less than 24-hour-per-day nonmedical care and supervision is provided for children in a group setting as defined and licensed under California regulations.
<b>Children Group Home:</b>	A facility which provides 24-hour nonmedical care and supervision to children in a structured environment with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the state of California.
<b>Domestic Violence Shelter:</b>	Any facility consisting of one or more buildings or structures at which specialized services are provided including but not limited to the temporary provision of housing and food to the victims of domestic violence as provided in Division 9, Part 6, Chapter 5 of the California Welfare and Institutions Code.
<b>Homeless Shelter:</b>	A residential facility, other than a community care facility, operated by either a governmental agency or private nonprofit organization, which offers temporary accommodations to the homeless. As used herein, "temporary accommodations" means that persons may reside at the shelter for a period of time not to exceed six months.
<b>Large Family Day Care Home:</b>	A home which provides family day care for seven to 12 children, including those children under the age of 10 years who reside at the home.
<b>Mobile Home Park:</b>	Any are 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 facotry-built houses as dfined in the Health and Safety Code.
<b>Residential Care Facility:</b>	Includes adult residential facilities, group homes for children and small family homes for children, within 300 feet of any other licensed residential care facility as defined by the Health and Safety Code. Foster family homes and adult residential facilities for the elderly, persons over 62 years of age, shall be excluded from this.
<b>Senior Citizen Residence:</b>	An attached or detached second dwelling unit, occupied by not more than two persons, one of whom is either over 62 years of age or is a person with a disability.
<b>Single Family Residence:</b>	A building containing one dwelling unit, or a mobilehome comprising one dwelling unit manufactured and certified under the National Mobilehome Construction & Safety Standards Act of 1974 on a permanent foundation system approved by the county engineer.
<b>Small Family Day Care Home:</b>	A home which provides family day care to six or fewer children, including those children under the age of 10 years who reside at home.
<b>Small Family Home (Children):</b>	Any residential facility in the licensee's family residence providing 24-hour-a-day care for six or fewer children who are mentally disordered, developmentally disabled or physically handicapped and who require special care and supervision as a result of such disabilities.
<b>Townhouse:</b>	A single-family dwelling unit sharing a common wall with other townhouses on one or two sides and capable of being placed ona separate lot or parcel of land.
<b>Two(2)-Family Residence:</b>	A building containing two dwelling units.

- REGULATORY CONCESSIONS THAT REDUCE GOVERNMENTAL CONSTRAINTS

*Density Bonuses*

Under the provisions of Section 65915 of the Government Code and applicable provisions of the County Zoning Ordinance, when a developer agrees to provide at least 20 percent of the total dwelling units for lower income households, or at least 10 percent of the units for very low income households, or at least 50 percent of the units for senior citizens, the county is required to grant specified bonuses or incentives to the developer. One of these may be a density bonus of at least 25 percent over the otherwise maximum allowable number of units. In the agricultural zones (A-1 and A-2) and all residential zones in the unincorporated county, a density bonus of at least 25 percent may be granted if the residential development contains five or more units and meets the requirements in the Zoning Ordinance.

If a project exceeds these minimum requirements, the county may authorize additional bonus of 1.25 units for each additional lower income household dwelling unit reserved beyond the minimum required; a bonus of 2.5 units for each additional very low income household unit beyond the minimum required; and a bonus of one unit for each additional senior citizen unit beyond the minimum required. In no cases, however, shall the total density bonus exceed a 50 percent increase over what the general plan would otherwise allow.

Under the density bonus requirements, the county may also consider granting additional incentives or concessions which may include, but need not be limited to, the following considerations:

- a. Modification of development standards such as, but not limited to, a reduction in setbacks and vehicular parking requirements;
- b. Approval of mixed use development;
- c. Expedited case processing; and
- d. Waiver of zoning, environmental impact and subdivision fees, deposits and/or surcharges.

*Second Units*

Provisions of the Government Code encourage local jurisdictions to create ordinances that would allow the issuance of a zoning variance, special use permit or conditional use permit for a second dwelling unit in a single family zone with certain limitations.

The county presently allows senior citizen residences subject to a conditional use permit and guest houses as accessory uses in single-family residential zones. “Granny” units are to be reserved for no more than two people, one of whom is at least 62-years-old or is a person with a disability as defined by the county’s Zoning Ordinance. This provision helps to increase the number of units that are affordable to the elderly and the disabled, and it also allows increased density in single-family residential areas.

Section 65852.2 of the Government Code regulates the construction of second units in single-family and multifamily residential zones where the local jurisdiction has not adopted an ordinance governing second units. Although the county does contain regulations for “granny” units, any other type of second units are currently governed by this section of the Government Code.

In order to provide for more affordable senior citizen housing, the County shall consider a “tiered fee” approach to legitimize second dwelling units now occupied by senior citizens but without the benefit of a valid conditional use permit. For example, an ordinance amendment will be forwarded to the Board that will provide for a substantial filing fee reductions for qualifying low and moderate-income seniors.

#### *Residential Planned Development (RPD) Zoning*

The Board of Supervisors established the RPD zoning in the Zoning Ordinance in 1964 to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in the design of residential development, and to encourage well-planned neighborhoods by allowing for a mixing of residential uses. This form of Planned Unit Development (PUD) has provided considerable flexibility for modifying development standards and instituting creative design of housing developments in challenging situations and environments.

#### *Fee Exemptions for Affordable Housing Developers*

Filing fees for minor modifications to existing or previously approved conditional use permits have been reduced for nonprofit organizations with an annual operating budget less than \$500,000. Furthermore, nonprofit developers of lower income and/or very-low income housing are exempted from payment of zoning and subdivision fees for their project.<sup>7</sup>

#### *Streamlining Efforts*

The county has continuously sought new ways to streamline procedures to reduce the amount of time spent in case processing. One of the more recent efforts has been the creation and maintenance of a thorough and updated manual on the development review and permitting available for the public and the development community in particular. Knowledge of the county’s process for project approval is an important step to avoid costly delays. Furthermore, the county has begun placing public notices and documents to be reviewed on the internet and also post information on county procedures regarding obtaining conditional use permits, general plan amendments, zoning changes, etc.

Recently, the Board has adopted Zoning Ordinance amendments with the goal towards streamlining case processing procedures. One such amendment, recently codified as Part 11 of Chapter 22.56, established a new administrative procedure for the modification or elimination of certain conditions of a previously approved conditional use permit. These

---

<sup>7</sup>Los Angeles County Code, Sections 21.62.110 and 22.60.135.

requests must not involve “material deviations” from the terms of the original grant. In the absence of such an administrative procedure, a developer was required to file an entirely new application for a conditional use permit along with a substantial filing fee, invariably adding costs and expenses to a project.

At the time of the writing of this chapter, the Regional Planning Commission has recommended to the Board adoption of another new procedure that would substantially decrease case processing time in large housing developments requiring multiple land use approvals. The purpose of the ordinance amendment is to allow the Board to automatically consider all related land uses cases—conditional use permits, zone changes, plan amendments, etc.— during its deliberations on legislative land use matters. Prior to this proposed procedure, unless a non-legislative land use permit such as conditional use permit or subdivision was specifically appealed to the Board, the Board had no authority consider all of the related land use applications for a development proposal. This proposed procedure is significant in that the processing time involving complex land use requests will be considerably shortened without sacrificing public comment and review. Without the adoption of such an automatic review procedure by the Board, the processing time for complex land use requests could remain unreasonably elongated.

#### *Transit Oriented Districts<sup>8</sup>*

Transit Oriented Districts (TODs) are supplemental zoning districts that encourage transit and pedestrian friendly development which include mixed uses, pedestrian oriented design standards, and improved pedestrian access to transit facilities. The primary goals of these districts are a reduction in congestion through increased rail and transit rider-ship, decreased auto usage, and a revitalization of neighborhoods around the individual rail stations. An important strategy towards increasing transit rider-ship is by increasing residential densities in TODs. The county is proposing to accomplish this through a variety means, including the following:

- a. Encouraging the development and expedite the approval of developments which conform to the densities permitted in TODs. Current densities in TOD areas tend toward single family residences.
- b. Allow slightly higher densities in areas adjoining or in close proximity to the TOD transit stations.
- c. Allow second units on single-family lots.
- d. Promote mixed residential and commercial use development in commercial zones by creating height limit and floor area ratio that are incentives for mixed use developments.

---

<sup>8</sup>The TOD program is described in more detail in Section 9 Housing Implementation Programs and includes a map of the TOD areas.

- e. Provide for density bonuses for:
- 1) the provision of affordable and senior housing;
  - 2) the consolidation of underutilized lots in the development of multiple family residential projects; and
  - 3) the development of in-fill multi-family residential projects.
- f. Promote financing opportunities for the construction of second dwelling units on single family lots.

**Exhibit 6-6**  
**Zoning and Housing Units Allowed in the Slauson, Florence, Firestone, and Imperial Metro Blue Line Transit Oriented Districts.**

<b>TOD Zones</b>	<b>Net Acres</b>	<b>Density (units/acre)</b>	<b>Maximum Total Dwelling Units</b>
R2	82.27	25	2,055
R3	106.71	37	3,947
R4	33.3	50	1,665
C2	12.95	43	562
C3	47.8	43	2,081
CM	33.1	40	1,296
M1	3.05	n/a	0
M2	4.95	n/a	0
<b>Total</b>	<b>324.13</b>		<b>11,606</b>

**6.2 ENVIRONMENTAL CONSTRAINTS**

The unincorporated County consists of a highly diverse topography that contains a variety of environmental hazards and valuable natural resources which may constrain the development of lower-priced residential units.

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

- HILLSIDES/SLOPES

The topography in the mountainous portions of the unincorporated area serve as a constraint to residential development. In the mountainous areas, the topography is generally rugged with deep v-shaped canyons, not conducive for any kinds of development.

Hillsides exist in both urbanized and rural parts of the County, ranging from the gently rolling hills of the San Jose Hills and Acton/Agua Dulce to the sharply steep hillsides of the San Gabriel and Santa Monica Mountains and View Park/Ladera Heights. Development on such terrain necessitates severe grading and land modification, which significantly add to the cost of development. Development restrictions apply to all hillsides, but the principal areas of the county affected are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards are governed by the Hillsides Performance Review Procedures in the County's Land Use Element and Zoning Ordinance.

- FIRE HAZARDS

The county is susceptible to wildland and urban fires because of its hilly terrain, dry weather conditions, and the nature of its plant cover. The principal vegetative cover of upper mountain areas consist of various species of brush and shrubs known as chaparral. The chaparral is extremely flammable and extensive burns of the mountain vegetation frequently occur during dry, low humidity weather accompanied by high winds. The intensity of development, the numbers of the potentially affected population, and the difficulties of containment results in high and extreme fire risks in many areas of the unincorporated county. In order to reduce the risk, new development are required to comply with certain regulations in regards to design and mitigation.

- FLOODING/MUDFLOWS

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

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

- SEISMIC HAZARDS

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

In 1990, the state legislature passed the Seismic Hazards Mapping Act<sup>9</sup> requiring the State Division of Mines and Geology (DMG) to prepare new Seismic Hazard Zone Maps showing areas where

---

<sup>9</sup>Public Resources Code Section 2690 through 2699.6

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 high costs of such events occurring. As of March 25, 1999, DMG has released 33 official Seismic Hazard Zone maps covering Los Angeles County. Three more maps are pending to complete the coverage for the entire county.

Larger residential developments within seismic hazard zones would require special geotechnical review before project approval. Construction is not prohibited in these areas, but stricter standards may be requested as part of the geotechnical review and approval process. Further information are provided in the Land Use and Safety Elements.

- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

The municipal storm water NPDES permit issued to Los Angeles County and 85 cities by the Los Angeles Regional Water Quality Control Board on July 15, 1996, required the development and implementation of a program addressing storm water pollution issues in developments. The county's Department of Public Works (DPW) began implementing this program on July 30, 1999. All development projects needing discretionary approval and falling into certain types of development as determined by DPW is required to submit a drainage concept and storm water quality plan.

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

- SIGNIFICANT ECOLOGICAL AREAS (SEAs) and ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHAs)

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

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

The SEA management areas are found throughout both the urbanized and non-urban parts of the county and is indexed in the Conservation and Open Space Element. A description of the SEA Performance Review procedures is contained in the Land Use Element. It should be stressed that development is not prohibited in SEAs but must be sensitively designed.

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 which

could be easily disturbed or degraded by human activities and developments. In the Santa Monica Mountains portion of the county, ESHA types include unique riparian areas, streams, woodlands, grasslands, savannas and wetlands.

Any unmapped areas which meet these criteria and which are identified through the biotic review process or other means and any areas which contain plants or animal species listed by either the federal or state government as endangered, threatened, proposed endangered/threatened, or species of concern are designated as ESHAs. Residential development in ESHAs are prohibited by the Coastal Act.

- **OAK TREE PROTECTION**

The oak tree ordinance protects native mature oak trees. Enacted in 1982, this ordinance specifically prevents oaks of a certain diameter from being cut down, removed or transplanted without the issuance of a permit. The ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down.

The oak tree provision may add substantially to the cost of housing development since it requires additional biological studies, possible mitigation measures, and increased time in case processing.

### **6.3 INFRASTRUCTURAL CONSTRAINTS**

Adequate infrastructure and public services are necessary to accommodate future residential development. Deficiencies which presently exist as well as those projected in the future are primarily a result of recent growth and development pressures within the county, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire, water, sewer, street, education, and library services to accommodate new development in the unincorporated area.

It is important to note the difference between development in existing urban areas where infrastructure is already in place versus development in areas defined as “urban expansion” which would require an extension of these services. These “urban expansion” areas consist of the Antelope Valley, Santa Clarita Valley, Santa Monica Mountains, and Puente Hills. To adequately plan for infrastructure needs, the county monitor demands as generated by new development in the outlying “urban expansion” areas. In large, the Puente Hills and Santa Monica Mountains areas are built-out on residential capacity.

- **FIRE**

In urban expansion areas, developers are required to pay fees to meet the need for increased fire services as generated by development. The Consolidated Fire Protection District of Los Angeles County established three areas of benefits: Malibu/Santa Monica Mountains, Santa Clarita Valley, and Antelope Valley. As of August 1, 1998, the developer fee amount was based on \$.1913 per square foot. This amount is to be updated on an annual basis.

- WATER

A majority of the water used in the unincorporated area is obtained from the Metropolitan Water District (MWD) of Southern California. MWD supplies are obtained from the Colorado River and from northern California. MWD is made up of 27 member water agencies, six of which serve the entire unincorporated area. These water districts tend to receive its water supply from two sources - ground water and surface water. The county administers five of the waterworks districts in addition to the Marina del Rey water system and is an additional supply for providing water for both domestic use and fire suppression. The ground water is extracted from underlying groundwater basin by wells owned and operated by the county's districts.

Surface water is purchased from a number of sources - Antelope Valley-East Kern Water Agency, City of Los Angeles Department of Water and Power, the Las Virgenes Municipal Water District, and the Castaic Lake Water Agency, and the local water purveyors supplied by MWD.

Most of the Antelope and Santa Clarita Valleys water is imported from Northern California via the State Water Project. With the exception of the approved sites as listed in Chapter 5's Land Use Inventory, water availability is a constraint for much of the vast remaining areas of the Antelope and Santa Clarita Valleys. Developers are required to submit plans that ensures water services whether by annexation into existing water districts or extending water lines before raw land developments can be approved. In the North County, the availability of water services is the largest constraint to housing development, increasing density, and keeping housing costs affordable. The water supply for unincorporated area residents is divided up into several districts as listed in Exhibit 6-7 on the next page.

Within urban infill areas, existing water lines and facilities are aging and many not be able to serve any additional development without major overhaul to increase capacity.

**Exhibit 6-7**  
**Source of Water Supply for North County and the Coastal Zone**

Area Served	Groundwater	Surface water/ Emergency Connections
Acton	L.A. County Water District No. 37	Antelope Valley-East Kern Water Agency
Desert View Highlands	L.A. County Water District No. 40	Antelope Valley-East Kern Water Agency
Kagel Canyon	L.A. County Water District No. 21	City of Los Angeles, Dept. of Water & Power
Lake Los Angeles	L.A. County Water District No. 21, Region No. 38	Antelope Valley-East Kern Water Agency
Lancaster	L.A. County Water District No. 40, Region No. 4	Antelope Valley-East Kern Water Agency
Little Rock	L.A. County Water District No. 40, Region No. 27	Antelope Valley-East Kern Water Agency
Malibu	Metropolitan Water District	City of Los Angeles, Dept. of Water & Power Las Virgenes Municipal Water District
Marina del Rey	Metropolitan Water District	City of Los Angeles, Dept. of Water & Power
Northeast L.A. County	L.A. County Water District No. 40, Region No. 35	Antelope Valley-East Kern Water Agency
Pearblossom	L.A. County Water District No. 40, Region No. 24	Antelope Valley-East Kern Water Agency
Rock Creek	L.A. County Water District No. 40, Region No. 39	L.A. County Water District No. 40, Region No. 24 Antelope Valley-East Kern Water Agency
Sun Village	L.A. County Water District No. 40, Region No. 33	Antelope Valley-East Kern Water Agency
Val Verde	L.A. County Water District No. 40, Region No. 36, Castaic Lake Water Agency	Castaic Lake Water Agency

Source: Los Angeles County Department of Public Works

- SEWERS

Three sewer maintenance districts and 15 tax zones are administered by the county to cover unincorporated areas and 41 cities. In addition, the county is responsible for system design,

construction, inspection, and maintenance for over 4,600 miles of sewers, 135 sewer pumping cities for the unincorporated area and contract cities. To ensure that demands from new development will be met, the county requires developers to install new sewer pipes to serve the development and it connect to the county's system.

A portion of the wastewater generated in the county's jurisdiction is treated at the four sewer treatment plants owned and operated by the county. Three are in Malibu and one is in the Lake Hughes area of the North County.

- STREETS

In urban residential neighborhoods, new development can overburden the aging infrastructure not meant to handle the additional demands that higher density developments can create. In urban expansion areas, developers may need to build new streets to ensure adequate access to the residential development and/or implement traffic engineering measures to mitigate the project's impacts to a level of insignificance.<sup>10</sup> In cases where the residential development may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

- EDUCATION

In most instances increases in the number of families with school-aged children have created significant overcrowding in schools within all the school districts serving the unincorporated areas. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, necessitating the construction of new classroom facilities to mitigate additional school overcrowding.

School districts that serve the unincorporated area levy developer fees on new construction at a rate of \$1.93 per square foot for residential development and \$0.31 per square foot for new commercial and industrial construction.

- LIBRARIES

In 1998, the Board of Supervisors approved a developer fee program for library facilities. This program established a fee structure to mitigate the impact of residential development projects on library facilities in the unincorporated areas served by the County Public Library. Developers are required to pay the mitigation fee at the time a building permit is issued on each new residential unit. Seven library planning areas were established as part of this program. As of July, 2000, the amount of the fee ranged from \$587 to \$610 per dwelling unit, depending on the planning area. The differences in fee amount reflect the variation in land values among the seven library planning areas.

The developer fee program was based on a projected need for nearly 200,000 square feet of new library space in unincorporated areas by the year 2020, based on current population data. The fee is updated on a periodic basis to assure that it continues to meet county requirements and is also adjusted annually based on the Consumer Price Index. The program also provides payment options

---

<sup>10</sup>Los Angeles County Department of Public Works, "Traffic Impact Analysis Report Guidelines," January 1, 1997.

such as donation of land, equipment or materials, or construction of a facility in lieu of any portion of the fee.

## **6.4 MARKET CONSTRAINTS**

The high cost of renting or buying a house is the primary ongoing constraint to providing adequate housing in the unincorporated county. High development and land costs, and the lack of available financing contribute to the lack of affordable housing production.

Between 2000-2005, housing and apartment construction is expected to hit the highest level in nearly a decade in Southern California. But the demand for housing, spurred by a growing economy that is seeing an influx of new workers into the region, will continue to outpace construction. As a result, rental units are expected to be especially difficult to find in some areas and have become unaffordable for a growing number of county residents.<sup>11</sup>

- **LAND COSTS**

Increased land costs appear to be one of the major factors explaining the rapid rise in housing prices and rents. Many communities of the unincorporated area are essentially built-out, meaning that there is little or no vacant land available for development of any kind.<sup>12</sup> The short supply of developable land further drives up the demand and cost of housing construction.

Although there are large tracts of land designated for rural use which theoretically could be developed with many thousands of housing units, the practicality of such an event happening is remote. Much of the hill land and nearly all of the valley land in the densely populated portion of the county south of the San Gabriel Mountains have been converted to urban and suburban use. Nearly all the vacant land remaining in the unincorporated area is mountainous and in physically hazardous areas, environmentally significant habitat 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 infeasible the majority of the County's vacant land for lower cost housing. While recycling existing flatter urban land to build at higher densities could offer opportunities for affordable housing development, the high cost of land in Los Angeles County in general limits market-built affordable housing without some strong incentives or concessions.

- **CONSTRUCTION COSTS**

Construction costs constitute up to 50 percent of the sales of a home. The high value of land means that land represents a substantial proportion of housing costs relative to construction costs. According to recent estimates by the Building Industry Association, construction costs for wood frame, single-family construction of average to good quality range from \$50 to \$100 per square foot. For multifamily construction, costs average around \$60 per square foot not counting parking. Labor cost constitutes an estimated 17 percent building single-family homes.

---

<sup>11</sup>Daryl Strickland, 'Apartment Construction Surges, So Does Demand,' *Los Angeles Times*, May 23, 1999.

<sup>12</sup>Oldham, Jennifer and Wedner, Diane, 'Riding Out the '90s,' *Los Angeles Times*, January 23, 2000.

- CONSTRUCTION LIABILITIES

Over the last decade, production of higher density, more affordable homes such as condominiums and townhouses have dropped by nearly 90% in the state due to litigation alleging construction defects. There are no “admitted” insurance carriers in California that offer general liability coverage for builders or subcontractors.<sup>13</sup> Even if a builder develop primarily single-family detached housing but wanted to construct the occasional town home development, as many of them used to, insurers will refuse to provide general liability policies. In general, insurers exclude any “attached” housing products.<sup>14</sup>

- FINANCING

Housing development directed at the for-purchase market is very sensitive to changes in mortgage interest rates. The 6 to 7 percent ranged rates in 1998 for fixed-rate loans are significantly lower than rates in the late 1980s and into the earlier 1990s.<sup>15</sup> However, rates are currently increasing, causing difficulties for first-time and lower-income home-buyers. Interest rate increases will also have a dampening effect on housing construction and will preclude many thousands of households from qualifying for standard home mortgages.

- LENDING DISCRIMINATION

Based on data from the Home Mortgage Disclosure Act (HMDA), the overall picture of the application process shows relatively equal treatment of Anglo, black, and Latino applicants in home loan approvals in Los Angeles County. However, several types of data suggest that access to conventional banking institutions is a problem. One of the most significant trends in Los Angeles retail banking has been the widespread closure of bank branches. These closures have disproportionately affected low-income communities.<sup>16</sup> In focus groups conducted by the Fair Housing Congress that serves the unincorporated area communities, many participants observed that banks often discourage their client from even applying for a loan (thus escaping the HMDA reports), or impose such heavy paperwork requirements that clients withdrew the applications before it is even acted upon.

## 6.5 ENERGY CONSERVATION

The connection between land use patterns, automobile dependence, lifestyle and energy consumption is clear. Although energy consumption itself is not a direct constraint to housing development, efficient use of energy help make the provision of such vital service as housing more affordable through reducing operating and maintenance costs. Therefore, energy conservation in planning, land-use, building design and construction, and use of household appliances can help to reduce overall

---

<sup>13</sup>California Building Industry Association, “CBIA Bill Package Propels New Strategy to Combat Worsening Housing Crisis,” *Southern California Builders*, February, 2000.

<sup>14</sup>Ibid.

<sup>15</sup>Mortgage News Co., *Average Mortgage Rates and Indexes - Weekly Survey of 90 Southland Lenders*, April 22, 1999.

<sup>16</sup>Fair Housing Congress of Southern California, “Fair Housing in Los Angeles County: An Assessment of Progress and Challenges 1970-1995,” August, 1996.

housing construction and operation costs and, thus, contribute to the maintenance of more units as affordable.

- MIXING RESIDENCES AND WORK SITES

Zoning has traditionally separated homes from places of employment, dating back to times when most jobs were located at noxious industrial locations. This resulted in many people driving long distances to work. However, with an increasing proportion of new jobs in the service sector, housing and work sites often can co-exist. By mixing residences and work sites, opportunities would be available to live closer to work, reducing transportation costs and thereby increasing household income that could go toward housing costs. One way to do this is by allowing home based businesses in residential areas. The county has recently implemented this strategy through the adoption of a home occupancy ordinance which allows this. Another idea, currently being implemented by the county is to promote mixed use where good transit already exists such as in the County's Transit Oriented Districts.

- DIVERSE AND COMPACT HOUSING

Building compact housing (more homes on less land) and diverse housing (a mixture of single-family homes, duplexes, townhouses, apartments, etc.) can help increase the number of housing units and housing options available to different kinds of households as well as help address concerns over energy efficiency, air quality, open space, traffic congestion, and infrastructure costs. Multi-family units in California use about 50 percent less natural gas for heating and 70 percent less electricity for air conditioning than single-family.

Smaller homes and lots will generally be more affordable due to the less expensive building cost and resulting purchase price. Zero-lot-line homes may cost \$7,000 to \$15,000 less to build. In addition, utility and maintenance costs will be lower.

Public infrastructure costs, including new streets, street repaving, natural gas pipes, and utility wires are less per housing unit in compact developments. Houses built in sprawl may cost from 40 to 400% more to serve.

- ENERGY/WATER EFFICIENCY

As subsidies to various electricity user groups are eliminated, residential electric costs have risen. As regulations concerning the quality and treatment of water increase, water costs have also risen. These increases in utility costs reduces the ability of residents to afford housing. In addition to required developer compliance with the Building Code and Title 24 of the California Code of Regulation relating to energy conservation, there are other ways that residents can increase energy efficiency. Some conservation measures require a higher up-front cost, but result in net savings, over the life of the measures, from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through design incorporating energy conservation features. Energy conservation is, in effect, a resource to enhance the affordability of housing.

- GLAZING

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

- LANDSCAPING

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other landscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south- and west-facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Time-clocks with multiple stations can offer options for varying water needs.

- BUILDING DESIGN

There are several variables in the design of a residential building that can affect the energy efficiency of the structure. The building orientation, placement and specification of windows, and design of details, such as exterior overhead structures and roof overhangs, affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of overhead structures such as eaves, arbors and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. In addition, all new residential structures in Los Angeles County must also comply with the State of California Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6), published by the Energy Commission. The state's building standards mandate energy efficiency measures in new construction. Since their establishment in 1977, the building energy standards have helped Californians save more than \$11.3 billion in electricity and natural gas costs.

The standards are updated every three years to allow new energy efficiency technologies to be incorporated into the standard. The county's Department of Public Works enforces the compliance by developers to these standards. The most recent update was made available to the public in July 1995.

- COOLING/HEATING SYSTEMS

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of

traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of natural gas or electricity. Additional energy consumption can be reduced with the use of flow restrictors on hot water faucets and showerheads.

- WEATHERIZATION TECHNIQUES

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfort benefits include minor noise and dust reduction.

- EFFICIENT USE OF APPLIANCES

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways which increase their energy efficiency. Eliminating unnecessary appliances and property maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum. New appliance purchases of all major energy appliances should be made on the basis of efficiency ratings. Each major appliance now carries an Energy Guide Label that indicates its average annual energy usage. The label also compares that model's usage to other models of the same size.

- EFFICIENT USE OF LIGHTING

Costs of lighting a home can be reduced through purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

- LOAD MANAGEMENT

The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.

## **6.6 CONSTRAINTS TO HOUSING IN THE COASTAL ZONE**

State law requires that new residential development within the coastal zone provide housing opportunities for low- and moderate-income households, where feasible. Further, the law requires replacement of most low- and moderate-income dwelling units demolished or converted to other uses.<sup>17</sup> However, because of the physical terrain of the Santa Monica Mountains area and Santa

---

<sup>17</sup>Government Code Section 65590.

Catalina Island, housing in general is difficult to develop in either area.

The unincorporated area within the Coastal Zone includes the Santa Monica Mountains area, Marina del Rey, Playa Vista Area A, and Santa Catalina Island.<sup>18</sup> Under the California Coastal Act, final approval of projects within the Coastal Zone are subject to approval by the California Coastal Commission, unless a local jurisdiction has a Local Coastal Program (LCP) certified by the Coastal Commission. An LCP is comprised of a Land Use Plan (LUP) and a Local Implementation Program (LIP). Two unincorporated coastal communities have certified LCPs: Santa Catalina and Marina del Rey. For the Santa Monica Mountains Coastal Zone, land use decisions are governed by the Malibu LUP, with final approval subject to the Coastal Commission. An planning program is underway to update the existing LUP and draft an LIP with the goal of attaining a fully certified LCP for the Santa Monica Mountains area by the end of 2000. There is currently a joint planning effort underway between the City of Los Angeles, the county, the U.S. Army Corps of Engineers and the Coastal Commission to develop a plan for the Playa Vista Area A.

As of 1990 new residential development within the Santa Monica Mountains Coastal Zone has been limited by the adopted Malibu LUP to a cap of 6,582 units. Since 1986 an estimated 1,452 units and 258 second units have been approval through the major land division process in the Los Angeles County/City of Malibu portion of the Coastal Zone.<sup>19</sup>

In the Marina del Rey area, the Marina del Rey Land Use Plan encourages the construction of affordable units. The LUP does provide for 225 units to be built and reserved for senior citizens. The Santa Catalina Island LUP makes provisions for the development of employee housing (primarily for low- and moderate-income units) in conjunction with future development at Two Harbors and other sites. The plan requires the replacement of any demolished employee housing units near the City of Avalon.

The number of low- and moderate-income units required to be reserved, as well as those actually reserved within Los Angeles County's Coastal Zone is currently unknown. Since the adoption of the last Housing Element, it has been determined that restrictions posed by low density requirements, steep slopes, and exorbitant land costs make it unfeasible to provide low or moderate-income housing in certain parts of the Malibu/Santa Monica Mountains Area.

## **6.7 THE LOSS OF AT-RISK HOUSING UNITS**

One of the premiere issues in the preservation of affordable housing stock is the potential loss of affordability restrictions on a substantial portion of the government-assisted housing stock. Much of this housing, developed in prior decades, is now 'at-risk' of conversion from the affordable housing stock predominantly reserved for lower-income households to market-rate housing.

The County currently has 44 housing developments that received financial assistance which could convert to market rate. Only six developments (289 units) are at high risk of converting to market rate in the next five years. Affordability restrictions on three density bonus units will expire by 2005.

---

<sup>18</sup>The Los Cerritos Wetlands area was annexed to the City of Long Beach in December, 1997.

<sup>19</sup>California Coastal Commission, *Draft of Regional Cumulative Assessment Project*, October 1998.

Another six developments with 495 units has the potential to convert to market rate between 2005 and 2010. By 2010, affordability restrictions on 14 more density bonus units will expire.

Since the adoption of the last Housing Element update in 1989, provisions in the California Government Code concerning ‘at-risk’ housing were added. As a result of these legislative changes, the first “At-Risk Housing” analysis was conducted and adopted as part of the Los Angeles County Housing Element in 1992. Another important change is that effective January 1, 1999, owners of specified federally-assisted projects must provide at least nine months notice of contract termination or prepayment of federal assistance to tenants, and public agencies to give them an opportunity to preserve the units’ affordability.<sup>20</sup> In addition, federally-assisted project owners who are proposing to sell or dispose of their properties must provide a right of first refusal to purchase those properties, when it is agreed that the affordability of the units will be maintained.<sup>21</sup> A list of these entities have been included in this section.

The purpose of this analysis is to update the 1992 “At-Risk Housing” analysis to account for the following: *At-risk developments through the next two Housing Element planning periods*. For this update of this Housing Element, the county’s 10-year analysis period will be from July 1, 2000 to June 30, 2010. Prior activities will be assessed, developments that will become at-risk will be added and housing that has already converted to market rate will be noted and deleted.

- *Revised regulatory and market conditions affecting risk, particularly for HUD projects.*
- *Appropriate programs to help preserve units ‘at risk’ of losing their affordability status during the next five years*

#### DESCRIPTION OF “AT-RISK” INVENTORY BY PROGRAM

The housing units “at-risk” of converting from lower-income use to market rate generally were produced with the assistance of subsidies from one of the following federal program: Section 221(d)(3) BMIR, Section 236, Section 202, Section 811, and Section 8 project-based rental assistance programs, and units that received subsidies via tax-exempt bonds. A brief program history and discussion of the potential for loss from the affordable housing stock follows. (Also see Exhibits 6-8 and 6-9 for an inventory of these projects.)

- *Mortgage Prepayments* (Section 221(d)(3) and 236 BMIR; Section 202 and 811)

These programs provide for-profit and non-profit owners/ developers with attractive housing financing. They assisted private industry in the construction or rehabilitation of rental and cooperative housing for low- to moderate-income and homeless families by insuring construction and permanent financing loans originated by private, HUD-approved lenders for construction or substantial rehabilitation of projects with five or more units of multifamily rental or cooperative housing. This resulted in loans ranging from 1 percent to 3 percent interest and limited rents at affordable levels for at least 20 years. After 20 years, owners were allowed to pre-pay the remainder of their 40-year federally assisted mortgages. After prepayment, HUD restrictions on property use no longer apply; projects could be converted

---

<sup>20</sup>California Government Code Section 65863.10.

<sup>21</sup>California Government Code Section 65863.11.

to market-rate rental housing.

The Section 202 program which provides capital advance to finance the construction and rehabilitation of supportive housing for very low-income elderly persons and rent subsidies is issued as a direct government loan, not involving other lending institutions. The Section 811 program grants interest-free capital advance for nonprofit sponsors to help them finance the development of rental housing with supportive services for persons with disabilities. These loans may be used to finance the construction or rehabilitation of supportive housing and does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years.

Until recently, prepayment of these loans have been regulated by the provisions of the Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA). Under LIHPRHA, owners of a prepayment eligible project can choose to retain project ownership in exchange for additional federal incentives, or sell the properties under a voluntary sale program. Prepayment and conversion of the housing to non-low income use can only occur if there is no willing buyer to purchase the project. However, in 1996 Congress passed the Housing Opportunities Extension Bill which limited the incentives that can be offered to prepayment-eligible projects in exchange for extending the low-income use restrictions and allowed more flexibility for owners to prepay and sell the projects than previously provided for under LIHPRHA. For all practical purposes, HUD now considers all prepayment-eligible projects to be at risk of converting to market-rate housing.

- *Section 8 Project-Based Units (Opt-Out)*

In 1973, Congress created a housing production program known as the Section 8 New Construction and Substantial Rehabilitation Program. This project-based rental assistance had several components. Tenants were initially required to pay 25 percent, and more recently, 30 percent of their income toward rent. HUD pays the difference between the tenant's contribution and what HUD has approved as the "contract rent," or the amount needed to pay all operating expenses, reserves and debt service. This subsidy is directly attached to the unit and eligible tenants receive the assistance as long as they reside in the unit. Typically, the Section 8 contracts between the HUD and the project owner run for an initial term of 15 years with the option for 5-year extensions thereafter. A Section 8 subprogram called the Loan Management Set-Aside (LMSA) also provides funding support to owners of financially troubled HUD-insured multifamily or HUD-held housing projects.

The passage of the 1996 Housing Opportunities Extension Bill also jeopardized the continued availability of project-based Section 8 assistance. The bill allowed owners of projects with Section 8 contracts to opt out of the Section 8 program with a six-month notification prior to expiration of the contracts. For owners who elect to renew the expiring contracts, HUD gave local HUD offices the authority to renew these contracts on an annual basis pending funding availability. For these reasons, projects with Section 8 contracts are considered at risk of losing their affordability.

- *Tax-exempt Multifamily Revenue Bond Financed Units*

In addition to federally assisted housing units, state and local housing programs also help to finance the development of affordable housing in the unincorporated area through locally issued multi-family mortgage revenue bonds. Although the dates and time periods of the expirations vary from project to project, a typical range is 10-15 years before units are eligible to convert to market rate.

The county is also responsible for approving affordable housing units permitted under the density bonus ordinance. Under this ordinance, developers are able to surpass the total number of housing units allowed on a property based on zoning and land use, if a portion of the total units in the project are set aside as affordable units. Additional incentives regarding parking, building setback, and design requirements reduction are made available to developers as well. These units typically have use restrictions of 30 years.

## **RISK ASSESSMENT METHODOLOGY**

This risk assessment is based on factors that would influence an owner's decision to opt out of the affordable inventory. Exhibits 6-8 and 6-9 lists the actual projects at risk of losing their affordability.

### Programmatic Changes

The California Housing Partnership Corporation found one factor that had not been anticipated, which was the degree to which the numerous programmatic changes in the Section 8 renewal rules and enforcement procedures have resulted in a perception that HUD was not a reliable, long-term business partner. This perception resulted in a widely held view by owners and management agents that opting out was desirable, even if it meant a slight income reduction in the short-term.

### Owner Type

The most significant factor in assessing the risk of opt-out besides market rent potential is the owner type. Nonprofit owners are generally subject to use restrictions that do not allow them to opt out, or, if they are eligible, because of their mission and other restrictions on use of sales proceeds, they would not have an incentive to do so. Thus, properties owned by nonprofit groups were rated as having a low risk of conversion to market-rate use.

### Affordability Restriction Expiration Date

In this analysis, the risk of conversion to market-rate units were assessed for all properties through June 30, 2010, including those listed in the prior Housing Element.

### Summary of Risk Assessment Categories

#### **High Risk:**

- Owner type is profit-motivated (private ownership or unknown)
- Affordability restrictions expiration occurs within the next 5 years
- Project has not had a recent transfer of ownership under any other type of preservation-oriented acquisitions or contract renewed

#### **Low Risk:**

- Owner type is either nonprofit or
- Project's affordability restrictions expires after December 31, 2005 or
- Owner type is profit-motivated and

- Affordability restrictions expiration occurs within the next 5 years and
- Project has had a recent transfer of ownership under any other type of preservation-oriented acquisitions or contract renewed

**Expired:**

- Project has completed prepayment of a HUD-assisted mortgage (Section 236 or Section 221(d)(3) BMIR) or project has terminated/completed a project-based Section 8/mortgage revenue bond/density bonus affordability restriction contract

**Refinanced by CSCDA:**

- Developments refinanced through bond issues by the California State Community Development Association (CSCDA) and the County Housing Authority no longer has any monitoring role or enforces any affordability requirement.

**Unable to Determine:**

- Insufficient data available to make an assessment

**Exhibit 6-8 Multifamily Revenue Bond Projects monitored by the Community Development Commission  
Units at Risk Analysis**

<b>Project Name/ Address</b>	<b>City</b>	<b>Date of Prepayment</b>	<b>Total Units</b>	<b>Low/Mod Units</b>	<b>AT-RISK STATUS</b>	<b>NEW EXP. DATE</b>
<b>1992 AT-RISK INVENTORY</b>						
<b>Friendship Village</b> 1800 W. Badillo St. .	West Covina	Jan. 95	186	38	Expired	
<b>Old Ridge Route Road</b> 31727-31737 Old Ridge Rte. Rd.	Castaic	Jun. 94	46	10	Expired	
<b>Concha Vista</b> 14310 Yukon Av.	Hawthorne	Oct. 95	36	8	Expired	
<b>Town Center Terrace</b> 1622 Vermont Av.	Paramount	Dec.95	158	32	Expired	
<b>Valencia Village</b> 23700 San Fernando Rd.	Newhall	Dec.95	384	77	Low	11/1/11
<b>Garalco II</b> 14909-25 Chadron Av.	Hawthorne	Feb. 96	23	5	Expired	
<b>Pine Palace</b> Pine Palace	South Gate	Feb. 96	22	5	Expired	
<b>The California 20</b> 1060-1070 Martin Luthern King Av.	Long Beach	Mar. 96	20	4	Expired	
<b>The Court Yard</b> 21501 S. Vermont Av.	Torrance	Mar. 96	42	9	Expired	
<b>Monterey Apartments</b> 38110 E. 5th St.	Palmdale	Jan.97	96	20	Expired	
<b>Harbor Cove</b> 943-945 W. Carson St.	Torrance	Jan. 97	11	22	Expired	
<b>Sierra Canyon</b> 27250 N. Sierra Highway	Canyon Country	Apr.97	232	42	Expired	
<b>Malibu Canyon Apartments</b> 5758 N. Las Virgenes Rd.	Calabasas	Jul.97	698	140	Low	4/9/13
<b>Sand Canyon Ranch</b> 28858 N. Silver Saddle Cir.	Canyon Country	Aug. 97	255	51	Expired	
<b>Canyon Country Villas</b> 26741 N. Isabella Parkway	Canyon Country	Dec.97	328	66	Low	11/1/12
<b>Mira Vista Town Homes</b> 2349-2357 Mira Vista	Montrose	Jan. 98	21	5	Expired	
<b>Park Sierra</b> 18414 W. Jakes Way	Canyon Country	Nov. 98	776	156	Low	In Process of renewal
<b>Diamond Park</b> 18414 W. Jakes Way	Canyon Country	Dec.98	256	52	Low	2/1/09
<b>Meadowridge</b> 23645 N. Meadowridge Dr.	Newhall	Jan.99	176	36	Low	10/13/14
<b>Sand Canyon Villas</b> 28923 Prairie Lane	Canyon Country	Nov. 99	220	44	Low	11/1/11
<b>Heritage Park La Verne</b> 2500 Damien Ave.	La Verne	Jan. 00	85	17	Refinanced by CSCDA*	
<b>Heritage Park Diamond Bar</b> 23750 Highland Valley Rd.	Diamond Bar	Mar. 00	149	30	Refinanced by CSCDA*	
<b>Heritage Park Lakewood</b> 3299 South St.	Long Beach	Mar. 00	201	41	Refinanced by CSCDA*	
<b>Padilla Place</b> 845-849 Padilla St.	San Gabriel	Apr. 00	42	9	Expired	
<b>Heritage Park Monrovia</b> 1024 Royal Oaks Dr.	Monrovia	Sep. 00	241	49	Refinanced by CSCDA*	
<b>Heritage Park Whittier</b> 12251 Washington Bl.	Whittier	Nov. 00	169	35	Refinanced by CSCDA*	

Project Name/ Address	City	Date of Prepayment	Total Units	Units at 80% FMR	Units at 50% FMR	Tenant Type	AT-RISK STATUS
<b>July 1, 2000 - June 30, 2005 AT-RISK INVENTORY</b>							
Heritage Park Monrovia 1024 Roval Oaks Dr.	Monrovia	Sep. 00	241	49	0	Family	Refinanced by CSCDA*
Heritage Park Whittier 12251 Washington Bl.	Whittier	Nov. 00	169	35	0	Family	Refinanced by CSCDA*
Azusa Gardens 601 E. 8th Street	Azusa	Oct. 03	112	0	23	Family	High
Kings Road Lancaster Apts. 803 N. Kings Road	West Hollywood	Jan. 04	106	0	106	Elderly	Low
Lancaster Homes 711 West Jackman St.	Lancaster	Jan. 04	120	0	120	Elderly	Low

<b>July 1, 2005 - June 30, 2010 AT-RISK INVENTORY</b>							
Canyon Terrace 22640 W. Garzota Dr.	Saugus	Sep. 06	130	26	0	Family	Low
The Meadows Apts. 3839 Amanda St.	West Covina	Sep. 06	104	21	0	Family	Low
Park Sierra 18414 W. Jakes Way	Canvon Counrv	Dec. 08	776	78	78	Family	Low
Diamond Park 27940 Solamint Rd.	Canvon Country	Feb. 09	256	26	26	Family	Low

Project Name/ Address	City	Date of Prepayment	Total Units	Units at 80% FMR	Units at 50% FMR	Tenant Type
<b>POST July 1, 2010 AT-RISK INVENTORY (Multifamily Bond Projects)</b>						
Valencia Village 23700 San Fernando Rd.	Newhall	11/1/11	384	77	0	Family
Sand Canyon Villas 28923 Prairie Lane	Canyon Country	11/1/11	220	22	22	Family
Canyon Country Villa 26741 N. Isabella Parkway	Canvon Country	11/1/12	328	66	0	Family
Malibu Canyon Apartments 5758 N. Las Virgenes Rd.	Calabasas	4/9/13	698	140	0	Family
Riverpark 27303 N. Sara Street	Canyon Country	3/1/13	528	53	53	Family
Coyote Creek	La Mirada	4/1/13	161	123 (60% of FMR)	38	Family
Malibu Meadows I 3831 Orchid Lane	Calabasas	4/9/13	356	72	0	Family
Malibu Meadows I 3831 Orchid Lane	Calabasas	4/9/13	244	49	0	Family
Palms Apartments	Rowland Heights	6/4/13	338	270 (60% of FMR)	68	Family
Crescent Gardens 1274 N. Crescent Heights Blvd.	West Hollywood	1/1/14	130	26	0	Family
Carson Terrace Senior Apartments	Carson	6/1/14	62	32 (60% of FMR)	30	Elderly
Hale-Morris-Lewis Manor	Los Angeles	6/1/14	41	41 (60% of FMR)	0	Elderly
Meadowridge 23645 N. Meadowridge Dr.	Newhall	10/13/14	176	0	36	Family
Los Tomas Apartments 11672 Carmenita Road	Whittier	1/1/20	45	0	45	Elderly
Mayflower Gardens 6750 W. Avenue, L-12	Lancaster	5/8/27	503	0	101	Elderly

**Risk Assessment Summary**

	Projects	Units
<b>2000-2005</b>		
High Risk	1	23
Low Risk	2	226
Expired	14	260
<b>2005-2010</b>	4	255
<b>Post 2010</b>	15	1332
In Process of Renewal	1	156

\* The "Heritage Court" projects were tied to 1988 revenue bond issues. All of these developments were refinanced through bond issues by the California State Community Development Association (CSCDA) and the County Housing Authority no longer has any monitoring role or enforces any affordability requirement.

### Exhibit 6-9 HUD Prepay Properties

Project Name/ Address	City	Type of Assistance	Date of Expiration	Sec 8 Units	Tenant Type	AT-RISK STATUS	NEW EXP. DATE
<b>1992 AT-RISK INVENTORY</b>							
<b>San Pedro Townhouse 1</b> 13935 San Pedro St.	Los Angeles	236(J)(1)	Nov. 92	8	Family	Expired	
<b>San Pedro Townhouse 1</b> 13913 S. San Pedro St.	Los Angeles	236(J)(1)	Nov. 92	12	Family	Expired	
<b>Meyler Park Apts.</b> 860 W. 5th St.	San Pedro	236(J)(1)	Oct. 93	169	Elderly	Expired	
<b>Budlong Apartments</b> 11015 Budlong Ave.	Los Angeles	241/236 S	Nov. 93 Sept. 99	36	Family	Low	6/1/16
<b>Metro West Apartments</b> 1212 W. 110th St.	Los Angeles	236(J)(1)	May-94	46	Family	Low	6/1/14
<b>Rowland Heights Apartments</b> 1915 S. Batson Way	Rowland Heights	236(J)(1)	Jan. 95	144	Family	Expired	
<b>Turner Tower</b> 14722 Lemoli Ave.	Gardena	236(J)(1)	Jan. 95 Aug. 99	56	Family	Low	3/1/13
<b>Warwick Terrace Apartments</b> 14921 Stanford Ave.	Compton	236(J)(1)	Mar. 95	211	Family	Expired	
<b>Leffingwell Manor</b> 15710 Leffingwell Rd.	Whittier	221(D)(4)	Mar. 93	89	Family	Expired	
<b>Covina Manor</b> 20420 E. Arrow Hwy.	Covina	221(D)(4)	Aug. 95 Mar. 00	96	Family	Low	8/1/20
<b>Canyon Terrace</b> 2400 San Dimas Cyn Rd.	Los Angeles	221(D)(4)	Jul. 96	141	Elderly	High	4/16/01
<b>Wilmington Ace Apartments</b> 12700 S. Wilmington Ave.	Los Angeles	221(D)(4)	May-97	8	Family	Expired	

Project Name/ Address	City	Type of Assistance	Date of Prepayment	Sec 8 Units	Rent % of FMR	Tenant Type	AT-RISK STATUS
<b>July 1, 2000 - June 30, 2005 AT-RISK INVENTORY</b>							
<b>Quaker Retirement Center</b> 2691 Lincoln Ave.	Altadena	Sec 8 LMSA 202/811	Jul. 00	5	60%	Elderly	High
<b>Cannon Apartments</b> Walnut Park	Florence-Graham	221(D)(3)	Nov. 00	35		Family	Unable to determine
<b>South Bay Villa</b> 11311 S. San Pedro Street	Los Angeles	Sec 8 NC	Mar. 01	80		Family	High
<b>Canyon Terrace</b> 2400 San Dimas Cyn Rd.	Los Angeles	221(D)(4)	Apr. 01	141		Elderly	High
<b>Fair Valley</b> 18631 E. Arrow Highway	Covina	Sec 8 NC	Jun. 01	47	105%	Family	Low
<b>Ridan Gardens</b> 1037 East Avenue K	Lancaster	Sec 8 NC	Dec. 01	60		Family	Unable to determine
<b>Kern Villa</b> 200 N. Kern Ave.	East Los Angeles	Sec 8 NC	Jan. 02	48	133%	Family	Low
<b>Fox Estates</b> 12306 S. Wilmington Ave.	Compton	Sec 8 SR	Feb. 02	8	86%	Family	High
<b>South Side Apartments</b> 1900 E. 92nd Street	Los Angeles	Sec 8 NC	Apr. 02	32	86%	Family	High
<b>Ramona Estates</b> 1931 E. 122nd Street	Compton	Sec 202	Aug. 02	60		Family	Unable to determine
<b>Antelope Valley Apartments</b> 3107 Ave. K 4	Lancaster	Sec 8 NC	Mar. 03	120		Family	Unable to determine
<b>Los Tomas Apartments</b> 11622 Carmenita Rd.	Whittier	Sec 8 NC	Mar. 03	45		Family	Unable to determine
<b>College Park Apartments</b> 43339 W. 30th Street	Lancaster	Sec 8 NC	Jun. 03	60		Family	Unable to determine
<b>Sierra Villa East</b> 625 E. Avenue I	Lancaster	Sec 8 NC	Aug. 03	90		Family	Unable to determine
<b>Danilo Gardens</b> 43724 Challenger Way	Lancaster	Sec 8 NC	Jan. 04	20		Family	Unable to determine

**July 1, 2005 - June 30, 2010 AT-RISK INVENTORY**

<b>Rosecrans Manor</b>		Sec 202	Jun. 08	120	Elderly	Low
1101 N. Central Ave.	Compton					
<b>Lancaster Home Apartments</b>		Sec8 NC	Feb. 09	120	Elderly	Low
711 W. Jackman Street	Lancaster					

**Risk Assessment Summary**

	<b>Projects</b>	<b>Units</b>
<b>2000-2005</b>		
High Risk	5	266
Low Risk	2	95
Unable to determine	8	490
Expired	7	641
<b>2005-2010</b>	2	240
<b>Post 2010</b>	4	234

**COST ANALYSIS OF PRESERVING VS. REPLACING COMPARABLE HOUSING**

In this analysis, “preservation” refers to efforts to maintain the affordability restrictions already in place. “Replacement” refers to generation of new affordable units either through rehabilitation or new construction programs. The cost of constructing affordable housing, or acquiring and rehabilitating existing rental housing and setting aside a specified number of units as affordable typically exceeds the cost of preserving affordability restrictions on existing affordable housing.

Funds required to preserve the affordability restrictions on existing affordable units may vary from project to project and the County’s efforts to preserve units have thus far been opportunity driven.

In Los Angeles County, the construction of new affordable rental units, both family and senior housing, costs between \$90,000 to \$165,000 per unit, including land. The rehabilitation of existing rental housing typically costs between \$20,000 and \$40,000 per unit. In the following table, projected high and low preservation and replacement costs were calculated for the 18 assisted housing developments that could convert to market rate in the next ten years. Two developments, Heritage Park Monrovia (49 units) and Heritage Park Whittier (35 units) have already been refinanced through bond issues by the California State Community Development Association and the County no longer has any monitoring role or enforces any affordability requirement.

**Exhibit 6-10**  
**Cost of Replacing At-Risk Housing Expiring between 2000-2005**

<b>Name of Development</b>	<b>Number of Assisted Units</b>	<b>Replace by New Construction</b>	<b>Replace by Rehabilitation</b>
Azusa Gardens	112	\$18,480,000	\$4,480,000
Kings Road Lancaster Apts.	106	\$17,490,000	\$4,240,000
Lancaster Homes	120	\$19,800,000	\$4,800,000
Quaker Retirement Center	5	\$825,000	\$200,000
Cannon Apartments	35	\$5,775,000	\$1,400,000
South Bay Villa	80	\$13,200,000	\$3,200,000
Canyon Terrace	141	\$23,265,000	\$5,640,000
Fair Valley	47	\$7,755,000	\$1,880,000
Ridan Gardens	60	\$9,900,000	\$2,400,000
Kern Villa	48	\$7,920,000	\$1,920,000
Fox Estates	8	\$1,320,000	\$320,000
South Side Apartments	32	\$5,280,000	\$1,280,000
Ramona Estates	60	\$9,900,000	\$2,400,000
Antelope Valley Apartments	120	\$19,800,000	\$4,800,000
Los Tomas Apartments	45	\$7,425,000	\$1,800,000
College Park Apartments	60	\$9,900,000	\$2,400,000
Sierra Villa East	90	\$14,850,000	\$3,600,000
Danilo Gardens	20	\$3,300,000	\$800,000
<b>TOTAL</b>	<b>1189</b>	<b>\$196,185,000</b>	<b>\$47,560,000</b>

Note: Estimates for replacement based on Community Development Commission figures.

**GOALS AND POLICIES FOR PRESERVATION OF AT-RISK UNITS**

The County’s Community Development Commission’s goals, based on available opportunities, is to preserve those units for which financing or other incentives for the owners can be generated. The Commission and the County’s Housing Authority seek to preserve and extend rental housing affordability whenever possible, with special focus on unincorporated areas.

Acting on behalf and for the Housing Authority of the County, the Commission reviews the circumstances of each housing development in the unincorporated area where “affordability” is expiring and, if possible, develop a plan for extending the affordability of the affected units. No

specific number of units have been targeted for preservation.

The implementation programs listed below represent the county's strategy to ensure continued affordability of 'at risk' lower income housing. Between 1990-1997, multi-family bonds issues by the county were used to preserve 3,480 units of multi-family housing in the Urban County.

#### *Replacement Programs (New Construction)*

- Countywide Affordable Rental Housing Development

This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participation in the Urban County Program. Projects are required to have a minimum of 20 percent of units set aside for lower-income households earning below 50 percent of median family income (MFI).

Financial Resources: \$20,437,500 HOME for Urban County  
\$22,500,000 CDBG for Urban County  
\$ 7,800,000 City of Industry Set-Aside Funds

Responsible Agency: Community Development Commission

- Tax Exempt Multifamily Revenue Bond Program

This program helps to finance below-market interest rate loans for construction and permanent financing to developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent of MFI.

Financial Resources: \$17,000,000 per year between 1998-2003

Responsible Agency: Community Development Commission

- Affordable Housing Density Bonus Program

This program provides incentives for affordable housing by permitting increases in dwelling units per acre of 15-50% beyond what is normally allowed by the County's General Plan. An application for one or more incentives is eligible if applicant agrees to keep the additional units in affordable status for 30 years.

Financial Resources: Case processing fees

Responsible Agency: Department of Regional Planning

#### *Preservation Programs*

- Preservation of Bond-Financed Housing Program

The county works with owners to refinance units previously assisted with local bond funds to extend the term of affordability. The county will monitor affected developments, work with owners of bond financed projects to ensure continued affordability by facilitating and refinancing projects and will assist with financing alternatives.

Financial Resources: Multifamily bond financing - dependent on grants and future funding as available

Responsible Agency: Community Development Commission

- Preservation of HUD Financed Housing Program

A number of HUD- financed properties have affordability restrictions that are expiring in the next five to ten years, and the county desires to extend the term of affordability and maintain the decent, safe, and sanitary conditions of these units. The county will monitor affected developments and address the need for preservation through applying for grants and future funding as they become available.

Financial Resources: Dependent on grants and future funding as available  
 Responsible Agency: Community Development Commission

## **ORGANIZATIONS INTERESTED IN ACQUIRING ‘AT-RISK’ PROPERTIES**

The state Department of Housing and Community Development maintains a list of organizations interested in being provided the first right of refusal to purchase those at-risk properties to maintain the units’ affordability. The organizations and agencies listed below have expressed an interest in being considered for acquisition and management of ‘at-risk’ properties in the county (list current as of June 22, 1999).

<u>Organization</u>	<u>Location</u>	<u>Contact Person</u>
A Community of Friends	Los Angeles	J. Monique Lawshe
Access Community Housing, Inc.	El Segundo	Herb Child
Century Housing Corporation	Culver City	Ken Reed
Community Partnership Dev. Corp.	Sun Valley	Ollie Ma Caulley
Community Rehabilitation Services, Inc.	Los Angeles	Al Rivera
FAME Housing Corporation	Los Angeles	Peggy G. Hill
Foundation for Quality Housing Opportunities, Inc.	N. Hollywood	Sy or Gary Braverman
Hollywood Community Housing Corporation	Hollywood	Christina V. Duncan
Hope-Net	Los Angeles	Candace Whalen
Housing Corporation of American	Laguna Beach	Carol Cromar
Korean Youth & Community Center, Inc.	Los Angeles	Jimmy Lee
Latin American Civic Association	San Fernando	Ray Valenzuela
Long Beach Affordable Housing Coalition, Inc.	Long Beach	H. Kim Huntley
Long Beach Housing Development Company	Long Beach	Diana V. McNeel
Los Angeles Housing Partnership, Inc.	Los Angeles	Louis J. Bernardy
Many Mansions, Inc.	Thousand Oaks	Dan Hardy
Pico Union Housing Corporation	Los Angeles	Genny R. Alberts
Skid Row Housing Trust	Los Angeles	Jim Bonar
Southern California Housing Development Corp.	Rancho Cucamonga	D. Anthony Mize
Southern California Presbyterian Homes	Glendale	Beneckler
West Hollywood Community Housing Corporation	West Hollywood	Paul Zimmerman

---

## 7. QUANTIFIED HOUSING OBJECTIVES

---

In Chapter 4, Regional Housing Needs Assessment, the short range housing needs for the planning period 1998-2005 were quantified. This chapter looks at the prospects for new construction and other governmental programs aimed at rehabilitating and conserving existing units based on recent trends. The short range housing objectives for the 1998-2005 planning period are presented in Exhibit 7-1.

Two sources of information were used to derive these estimates: 1) the Housing Programs found in Chapter 9 were scrutinized to develop an estimate of how many units might be constructed or assisted by government efforts; and 2) building permits were reviewed for the past ten years to estimate the likely private sector construction activity during the planning period.

More detailed information about individual programs is provided in Chapter 9, Housing Programs. These programs are derived from and are consistent with the *1998-2003 Consolidated Plan*, prepared by the Community Development Commission. In summary, about 31,973 dwelling units are anticipated to be constructed by the public and private sectors during the planning period.

**EXHIBIT 7-1 QUANTIFIED OBJECTIVES BASED ON HOUSING PROGRAMS  
AND LAND USE, 2000-2005**

Income Level	New Housing Construction		Rehabilitation	Conservation
	County Programs	Private Sector	County Programs	County Programs
Very Low	600	300	6,900	100
Low	150	200	0	100
Moderate	250	8,285	800	0
Above Moderate	45	22,143	0	0
<b>Totals</b>	1,045	30,928	7,700	200

**NOTES**

1. New housing construction estimates for the public sector were derived from planning targets of county assisted units that are discussed in greater detail in the Housing Programs chapter. New construction that accommodates the very low and low income are largely government-funded or assisted units such as CDBG, HOME, some Multifamily Mortgage Revenue, and density bonus units. It was assumed that most private sector housing construction would be market rate housing, produced for the moderate to above moderate income sectors. These estimates were based on the

inventory of available sites as identified in Exhibit 5-14.

2. Density bonus units to be developed during 2000-2005 were based on average annual units developed between 1990-1997 and are part of the estimated production of very low and low income private sector units.
3. Government funded new construction to be developed were based on the 1998-1999 Consolidated Plan accomplishments - actual units built with the financial assistance of the Community Development Commission. This statistic was used to estimate new construction for 2000-2005.
4. The Community Development Commission reported that CDBG funds assisted 62% very low income households, 28% low income households, and 10% moderate income households. These percentages were applied to estimate the number of newly constructed and rehabilitated units that would fall accommodate each income group. Federal HOME funded units are limited to assisting only very low and low income households.
5. Loans that assist home-buyers at 80% of the county's median household income or below were deemed to have conserved the affordability of housing units.
6. Transitional housing units acquired for the use of homeless kids just leaving the foster home system were considered to conserved the affordability of housing units.
7. Provision of Section 8 vouchers to very low income households was also considered to have conserved the affordability of housing units.
8. These objectives include redevelopment area units - both new construction and rehabilitated - based on the Board of Supervisors' adopted 1999-2004 Redevelopment Implementation Plan.
1. It should be noted that Exhibit 7-1 represents housing developed only in the unincorporated area and does not include additional housing sponsored by the Community Development Commission or the Housing Authority of the county of Los Angeles.

---

## 8. GOALS AND POLICIES

---

### 8.1 SUMMARY OF HOUSING NEEDS

After half a decade of recession in the early 1990s, Southern California is again experiencing strong economic growth that has spurred both population and employment growth and contributed to a sharp increase in demand for housing in Los Angeles County. During the past decade, population growth has outpaced housing production in the Los Angeles area, a trend expected to continue into the future. The resulting shortage of housing, or the 'housing crisis' as some call it, has led to escalating housing prices and fewer housing opportunities for low- and moderate-income households.

Population growth within the unincorporated area has continued at a steady pace over the past decade, even with the population loss that occurred due to the incorporation of the cities of Calabasas and Malibu in 1991. The unincorporated area that is most likely to experience high population growth in the immediate future is the Santa Clarita Valley.

A summary of the housing needs for the unincorporated area is provided below:

- **New Housing Units:** According to the Southern California Association of Governments (SCAG), over 51,000 new housing units will be needed in the unincorporated area during the 1998-2005 planning period for the Regional Housing Needs Assessment (RHNA). Through the housing element process, the County will demonstrate that it has the capacity to provide suitable housing sites with adequate water and sewer services to meet the identified housing need.
- **Lower Income Households:** In 1999, there were approximately 109,200 households that earned 80 percent or less of the median household income.<sup>1</sup> Over one-third of these households made \$15,000 or less annually. The 1990 Census indicated that about 47 percent of all unincorporated area households were paying over 30 percent of their household income towards housing. Overpayment for housing is defined as paying over 30 percent of household income towards housing costs.
- **Renting Households:** According to the 1990 Census, about 36 percent of households in the unincorporated area rented their homes. The problem for renter households is two fold. First of all, there is simply a lack of available rental units in the county. In 1998, the vacancy rate for housing units in the county was about 4 percent. Furthermore, there is the issue of affordability. In 1998, the average fair market rent (FMR) for a two bedroom apartment in Los Angeles County was \$737 per month. A renter household would need an annual household income of at least \$29,480 to afford this apartment. Based on this information, an estimated 41 percent of renter households are unable to afford fair market rent.

---

<sup>1</sup>

The median household income for a family of four in 1999 was \$51,300. This figure is revised annually by the California Department of Housing and Community Development.

- **Home-ownership:** Home-ownership is an important characteristic of a healthy and stable community. In 1990, more than 64 percent of households in the unincorporated area owned their homes, compared to the countywide's 48 percent. In 1998, the national homeownership rate was 67 percent.
- **Farm Workers:** Recent California Employment Development Department estimates place the number of seasonal farm workers in the county at about 6,900 people, who are employed by the farming industry throughout Los Angeles County. The highest level of agricultural activity in the county is in the Antelope Valley, much of which is unincorporated. An increasingly important need for this group is affordable rental housing within the traditional housing mix that is near services and schools.
- **Single Parent Households:** As of 1990, the unincorporated area had 35,261 single-parent households with children under the age of 18. Single female-headed households accounted for 75 percent of the single parent households. Many single female parent-headed households subsist on low incomes due to a lack of job skills of the householder and inability to find adequate childcare.
- **Elderly Households:** In 1990, approximately 8 percent of the population in the unincorporated area were over the age of 65. Almost 7,000 elderly persons (about 9 percent of elderly residing in the unincorporated area) had household incomes below the federal poverty level. Elderly residents are often in need of not only housing that is affordable to their income, but also has access to public transit, retail, health care facilities, and other related services. Most of the elderly households own their homes but at least 21 percent are renting their homes.
- **Persons with Disabilities** (including those with HIV/AIDS): There are about 80,000 residents aged 16 and over in the unincorporated area with some form of disability. In addition, an estimated 40,000 persons in the county are afflicted with the HIV virus which causes AIDS. Affordability, design, location, and discrimination can limit the supply of housing available to persons with disabilities.
- **Large Families:** An estimated 30 percent of all families living in the unincorporated area consisted of five or more members. This is a larger percentage compared to the entire county and City of Los Angeles of which only 25 percent and 16 percent of households consist of large families, respectively. Large families have special housing needs due to the limited availability of adequately-sized affordable housing units. In some cases, related families 'double-up' in a housing unit to afford decent housing. This often results in overcrowded conditions and a decline in living conditions as well as the premature deterioration of the unit.
- **Homeless:** According to a 1995 study, up to 84,300 people in Los Angeles County were homeless on any given night in one year. Unlike the homeless population of the 1970s which was primarily single and elderly white male alcoholics seeking refuge in the downtown area, the homeless population of the last few decades have become increasingly diverse in demographics. This group included families, single women, young men, African-Americans, Hispanics, and the chronically mentally ill.

## 8.2 GOALS AND POLICIES

The goals, policies and related programs set forth below are intended to further the objectives of the Housing Element, by increasing the availability of housing, striving for greater housing affordability, preserving residential neighborhoods, ensuring that housing is accessible to all persons, and maintaining an ongoing planning function in support of the county's housing programs.

The six goals formulate the county's housing strategy and guide the implementation of the Housing Element programs. The policy statements are intended to guide the Board of Supervisors in making decisions related to housing issues. The policies are also intended to be used in the daily administration of the General Plan by county staff. Finally, the policies serve as a road map for the public to understand the general direction that government actions will take with respect to housing, and affords the public the opportunity to make coordinated actions in support of the policies.

Where appropriate policies and housing program actions are linked together as a means of illustrating the direction that the county intends to take to accomplish the housing objectives set out previously in the element. More details on each housing program are provided in Chapter 9 Housing Programs.

### **GOAL 1: HOUSING QUANTITY**

A sufficient quantity of housing is needed to service the housing needs of unincorporated area residents. The state legislature recognizes significant housing deficiencies among certain economic segments of California's population, and considers housing availability an issue of 'vital state-wide importance.' The county places particular emphasis on providing housing opportunities to lower-income households and those with special needs such as senior citizens, the homeless and those in transitional living situations. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the needs of the population as a whole.

#### *Goal 1:*

***A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.***

#### *Policies:*

1.1 Coordinate with the private sector in the development of a variety of affordable and special needs housing for both rental and home-ownership. Where appropriate, promote such development by the use of incentives.

#### *Programs:*

- 10. Countywide Affordable Rental Housing Development
- 11. Tax Exempt Multifamily (Renters) Revenue Bond Program
- 12. Affordable Housing Density Bonus Program
- 15. County-wide Affordable Home Ownership Development Program
- 43. Farmworker Housing Assistance

- 44. Identify Sites for Multifamily Housing
- 57. City of Industry Redevelopment Set-Aside Program

1.2 Assist private nonprofit housing developers in locating and aggregating suitable sites for developing housing for very low and low-income households and for other special need groups.

*Programs:*

- 37. Housing Element Update
- 43. Farmworker Housing Assistance
- 44. Identify Sites for Multifamily Housing

1.3 Advocate legislation and funding for programs that add affordable housing stock and support legislative changes to state and federal housing grant programs to ensure that allocation criteria for the distribution of funds to local governments is based in part on the housing needs as reflected in the Regional Housing Needs Assessment.

1.4 Support efforts to transfer federal and state housing resources, including subsidized mortgage funds, to local governments based on the distribution of affordable housing needs expressed in the Regional Housing Needs Assessment distribution policy.

1.5 Authorize mixed use development in commercial areas and utilization of incentives to encourage the construction of new mixed use projects. Incentives for such development may include, but are not limited to, density bonus units, less stringent parking requirements, and yard set-back modifications.

**GOAL 2: HOUSING AFFORDABILITY**

To accommodate the housing needs of all economic segments of the population, the same diversity found in the housing supply must be reflected in the cost of such housing. The population segments least able to afford adequate housing are those with very-low and low-incomes. Therefore, provisions have been made to facilitate the development of housing that is affordable to lower income households. Support for a diverse housing supply is demonstrated through the following policies, which seek to lessen local government constraints on developing affordable housing.

*Goal 2:*

***A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate housing.***

*Policies:*

2.1 Incorporate advances in energy-saving technologies into building codes pertaining to housing design, construction, operation and home appliances to save energy resources and to reduce the operating and maintenance costs of housing.

2.2 Encourage a diversity of housing types that ranges broadly enough in price and rent to allow all households, regardless of income, to secure adequate affordable housing.

*Programs:*

- 28. Section 8 Certificate/Voucher Rental Assistance Program
- 29. Affordable Rental Housing - Project-Based Rental Assistance Program
- 30. Family Self-Sufficiency Public Housing and Assisted Housing Program
- 41. Senior Citizen's Affordable Second Unit Ordinance Implementation Program

**GOAL 3: NEIGHBORHOOD PRESERVATION**

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

*Goal 3:*

***Neighborhoods that protect the health, safety and welfare of the community, and that enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.***

*Policies:*

- 3.1 Support neighborhood preservation programs such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

*Programs:*

- 51. Graffiti Removal Program
- 52. Lead-Based Paint Hazard Reduction Program

- 3.2 Maintain adequate neighborhood infrastructure, sound community facilities and services as a means of sustaining the overall livability of neighborhoods.

*Programs:*

- 45. Parks and Recreation Centers
- 46. South Scattered Sites (Housing) Management Office
- 47. Community and Senior Services Centers
- 48. Homeowner Fraud Prevention Programs

- 3.3 Enforce health, safety, building and zoning laws directed at property maintenance as an ongoing function of County government.

*Programs:*

- 49. Code Enforcement Program
- 50. Century Station Code Enforcement Project

**GOAL 4: HOUSING OPPORTUNITY/ACCESS**

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply. Equally important is the provision of housing within reasonable proximity to employment centers and necessary community services. The policies established below seek to encourage diversification in the type, cost and location of housing suitable to the needs of all segments of the population.

*Goal 4:*

***Accessibility to adequate housing, employment centers and availability of community services for all persons without discrimination in accordance with federal and state fair housing laws.***

*Policies:*

4.1 Support programs that offer low- and moderate-income households the opportunity of home ownership, such as mortgage loan subsidies to lower-income households.

*Programs:*

13. Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program
14. Mortgage Credit Certificate Program

4.2 Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit.

*Programs:*

31. Housing Relocation Program
32. Transitional Support for Homeless CalWORKs Families

4.3 Offer development incentives for the inclusion of childcare centers within major residential and commercial development projects.

*Programs:*

42. Child Care Facilities Ordinance Implementation Program
53. Child Care Centers

4.4 Support the distribution of affordable housing, shelters and transitional housing in geographically diverse locations throughout the unincorporated area, where appropriate support services and facilities are available in close proximity.

*Programs:*

1. Emergency Shelter Grant Program
2. Homeless Organizations Assistance Program
3. Section 8 Homeless Housing Program
4. Section 8 Housing Assistance for Homeless with AIDS
5. Shelter Plus Care - Supportive Housing Program

4.5 Enforce laws and ordinances against illegal acts of housing discrimination. These acts include housing discrimination based on race, ancestry, sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), source of income or any arbitrary reason excluding persons from housing choice.

*Programs:*

35. Fair Housing Program

4.6 Promote equal opportunity in housing and community development programs countywide.

*Programs:*

6. Aftercare Program for Disabled - Rental Assistance

7. Supportive Living Community Based Organizations

8. University of California Cooperative Extension Program

9. Housing Authority Services Program

33. Emergency Assistance to Prevent Eviction

34. Housing Counseling/Training

48. Homeowner Fraud Prevention Program

4.7 Establish Transit Oriented Districts (TODs) around major rail transit stations to promote accessibility to housing, employment, public transit and other services. Within TODs, the following activities should be undertaken:

- Promote a mixture of commercial and higher residential density development; encourage the development of housing for senior citizens, the disabled, and other special need groups and related services;
- Encourage the location of child-care facilities; and
- Give developers of affordable housing financial incentives to develop such housing.

*Programs:*

36. Transit-Oriented District (TOD) Program

4.8 Encourage housing design to accommodate the special needs of seniors, large families, singles parents and low-income households. Designs may include units with 3, 4, or 5 bedrooms, shared facilities, on-site child care facilities, or on-site job training facilities.

## **GOAL 5: MAINTENANCE AND IMPROVEMENT OF HOUSING**

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 true with regards to the preservation or replacement of units affordable to lower-income households. Future development and preservation efforts must also carefully consider environmental, physical and economic constraints to generate responsible housing developments. The following policies are designed to facilitate the improvement or preservation of existing housing as well as to ensure site suitability for new developments.

*Goal 5:*

***An adequate supply of housing preserved and maintained in sound condition, located within neighborhoods that are safe, decent, healthful, and absent of excessive noise.***

*Policies:*

5.1 Invest public and private resources in the maintenance and rehabilitation of existing housing as a means of preventing or reversing neighborhood deterioration.

*Programs:*

16. Housing Rehabilitation Loan Program
17. Emergency Repairs Program
18. Neighborhood Improvement Strategy Program Emergency Assistance Grant
19. HOME Rental Rehabilitation Loan Program
20. Housing Preservation Rental Housing Loan Program
21. Single Family Housing Rehabilitation Program
22. Home Improvement Bond Loan Program
23. Handyworker Program

5.2 Allocate federal and state resources toward the preservation of residential units, particularly those which are affordable to very low- and low-income households.

*Programs:*

26. Preservation of Bond-Financed Housing Program
27. Preservation of HUD Financed Housing

5.3 Inspect multifamily rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by appropriate County agencies to ensure that landlords are maintaining properties in a sound and healthful condition, and not allowing properties to fall into disrepair.

*Programs:*

58. Contact Shelter/Voucher Hotel Inspection
59. Generalized Housing Inspection Program
60. State Franchise Tax Board Referrals for Health, Safety, and Building Codes Violations
61. Housing Task Force

5.4 Maintain and improve community facilities, public housing services, and infrastructure in sound condition, where necessary, to enhance the vitality of older, lower-income neighborhoods.

*Programs:*

24. Lennox Sound Attenuation Program
25. Public Housing Modernization

- 5.5 Conserve existing affordable housing stock (e.g. mobile home parks).
- 5.6 Additional opportunities for development of coastal housing may be provided, where appropriate. All development of coastal housing shall be contingent upon meeting all applicable policies and development standards of the respective coastal plans for the County's four Coastal Zone segments: Santa Monica Mountains, Marina del Rey, Santa Catalina Island, and Playa Vista (Area A).
- 5.7 Support affordable and senior citizen housing projects as part of new development within appropriate locations in the Coastal Zone consistent with the policies and development standards of the General Plan, the policies of certified Local Coastal Programs (LCPs) and Land Use Plans, and, where applicable, the policies of Chapter 3 of the Coastal Act.
- a. The following guidelines shall govern the review and approval of affordable housing projects:
    - Encourage private sector participation in the development of low- and very low-income housing;
    - Disperse new lower-income housing throughout the urban designated areas of the county; and
    - Support and facilitate the design and construction of rental housing, including mobile home parks, to meet the needs of lower income households, particularly large families, senior citizens, and people with disabilities.
  - b. To the extent feasible, ensure that new housing developments comply with Government Code 65590 relating to the provisions of low- and moderate-income housing in the Coastal Zone.
  - c. Replace housing units occupied by persons of low- and moderate-income converted to market-rate or demolished consistent with the provisions of Government Code 65590.
- 5.8 Ensure consistency between the development of housing within the Coastal Zone and other General Plan policies intended to protect the public health and safety. These policies discourage increased development in hillside areas, wildland brush fire areas, flood plains, landslide prone areas, or in areas possessing significant natural resources. In particular, affordable housing should not be placed in areas lacking support facilities and transportation services that are typically required by tenants of such housing. Apply the following general guidelines to the county's four Coastal Zone segments:
- a. *Santa Monica Mountains*: Limit housing due to the widespread presence of natural hazards, valuable natural resources, and the general lack of employment opportunities, supporting facilities and transportation services for lower income households;
  - b. *Marina del Rey and Playa Vista (Area A)*: Support affordable housing subject to compliance with applicable LCP requirements and development standards including but not limited to coastal access, public recreational opportunities, and safeguarding of water resources; and
  - c. *Santa Catalina Island*: Limit new housing to the provision of employee housing, and short-term housing and accommodations to serve the recreational needs of the public.

## **GOAL 6: PLANNING FOR HOUSING**

Efforts by government to assist in the creation of new affordable housing is only part of the continuum of planning activities needed to ensure that affordable housing continues to be available over the long term. To this end, an ongoing planning function focused on the issues of monitoring, enforcement, preservation and innovation in housing should be established and maintained within County government.

*Goal 6:*

***An ongoing planning and monitoring function focused on housing that promotes the provision of affordable housing, and ensures the long term availability of developments that provide affordable housing.***

*Policies:*

6.1 Explore benefits in creating a housing monitoring system to do the following:

- Maintain an inventory and on-going analyses of density bonus projects;
- Maintain detailed records of the location of the affordable units within these projects;
- Ensure that owners and renters comply with covenants regarding resale or re-rental of controlled non-market rate units;
- Prepare and submit an annual report on progress in implementation; and
- Periodically update the element as needed.

*Programs:*

38. Monitoring of Affordable Housing Activities

40. Annual Report on Housing Element Accomplishments

6.2 Consider further amendments to the zoning, subdivision and building codes which would reduce costs associated with new housing construction, especially for low and very low-income housing.

6.3 Streamline administrative and land use procedures to reduce the time involved in approval of qualified housing projects.

6.4 Encourage housing to be located in or contiguous to existing incorporated and unincorporated urban areas.

---

## 9. HOUSING PROGRAMS

---

### 9.1 INTRODUCTION AND LIST OF ACTION PROGRAMS

To adequately provide for the housing needs of residents in the unincorporated area and to meet the goals and objectives set forth by the Housing Element, the programs described on the following pages were established. The Action Programs describe the specific action steps the county will take to implement the policies, achieve objectives and identify the agencies responsible for implementation

The Implementation Program of the Housing Element is based primarily on the *1998-2003 Consolidated Plan for the Los Angeles Urban County* planning document prepared by the Community Development Commission. The commission is responsible for housing programs and activities in the county's jurisdiction. As mandated by the U.S. Department of Housing and Urban Development, the primary purpose of the Consolidated Plan is to help communities establish a unified vision for housing and community development.

The Consolidated Plan includes a Five-Year Strategic Plan which describes the general priorities for assisting households, the strategies and activities to assist those in need and specific objectives identifying proposed accomplishments. It also includes a One-Year Action Plan which is produced for each year of the Consolidated Plan period. This Action Plan describes the specific activities that will be undertaken during the upcoming program year to address the needs and local activities. The Implementation Program draws from the Five-Year Strategic Plan.

The program actions as described in the following pages are implemented in three main geographic settings: 1) the Urban County; 2) the unincorporated areas of the county only; and 3) each of the five county supervisorial districts (see maps of these three areas on the following pages).

For purposes of receiving federal formula grant funds, including CDBG, HOME and ESG, some programs target only the Urban County. As defined by HUD, an Urban County is any county with a population of 200,000 or more, excluding metropolitan cities. The Los Angeles Urban County consists of 48 cities each with populations under 50,000 that have signed cooperation agreements with the county, and the unincorporated area. As the federal grantee for these programs, the County provides participating cities with technical assistance in the planning and implementation of CDBG, HOME, and ESG activities within their jurisdictions. As of the year 2000, the population of the Urban County is 2,282,514, making it the largest Urban County in the nation.

In individual supervisorial districts, program funding comes from district general funds.

Funding amounts for each program are denoted for the entire implementation period as scheduled unless otherwise indicated.

A complete list of the Housing Action Programs is provided beginning on the next page.

**Maps of Program Implementation Areas**

Los Angeles Urban County..... 9-4  
Los Angeles Unincorporated County..... 9-5  
Los Angeles County Supervisorial Districts ..... 9-5

**List of Abbreviations and Acronyms** ..... 9-6

**Definition of Household Income Categories**..... 9-6

**Descriptions of Funding Sources** ..... 9-5

**Priorities and Programs** ..... 9-11

Priority 1. Homeless and HIV/AIDS ..... 9-12

1. Emergency Shelter Grant Program (ESG)..... 9-13  
2. Homeless Organizations Assistance Program ..... 9-14  
3. Section 8 Homeless Housing Program ..... 9-15  
4. Section 8 Housing Assistance for Homeless with AIDS ..... 9-16  
5. Shelter Plus Care - Supportive Housing Program..... 9-17

Priority 2. Non-Homeless Persons with Special Needs ..... 9-20

6. Aftercare Program for Disabled - Rental Assistance ..... 9-21  
7. Supportive Living Community Based Organizations ..... 9-22  
8. University of California Cooperative Extension Program..... 9-23  
9. Housing Authority Services Program ..... 9-24

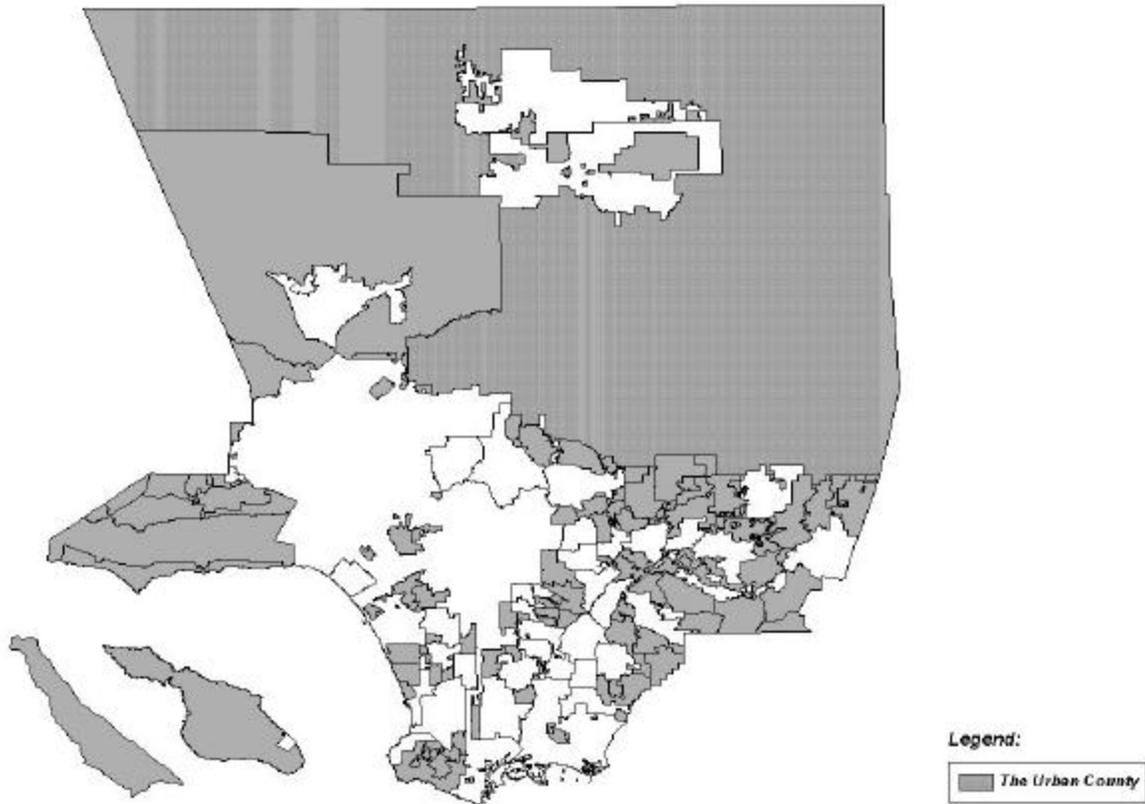
Priority 3. Housing ..... 9-25

10. Countywide Affordable Rental Housing Development ..... 9-28  
11. Tax Exempt Multifamily (Renters) Revenue Bond Program ..... 9-29  
12. Affordable Housing Density Bonus Program..... 9-30  
13. Tax Exempt Single-Family (Owners) Mortgage Revenue Bond Program..... 9-31  
14. Mortgage Credit Certificate Program ..... 9-32  
15. Countywide Affordable Home Ownership Program ..... 9-33  
16. Housing Rehabilitation Loan Program ..... 9-34  
17. Emergency Repairs Grants..... 9-35  
18. Neighborhood Improvement Strategy Program (NISP)  
    Emergency Assistance Grant ..... 9-36  
19. HOME Rental Rehabilitation Program..... 9-37  
20. Housing Preservation Rental Housing Loan Program..... 9-38  
21. Single Family Housing Rehabilitation Program..... 9-39  
22. Home Improvement Bond Loan Program..... 9-40  
23. Unincorporated Areas Handyworker Programs ..... 9-41  
24. Lennox Sound Attenuation Program ..... 9-42  
25. Public Housing Modernization ..... 9-43  
26. Preservation of Bond-Financed Housing Program ..... 9-46  
27. Preservation of HUD Financed Housing ..... 9-47  
28. Section 8 Certificate/Voucher Rental Assistance Program ..... 9-48  
29. Affordable Rental Housing - Project-Based Rental Assistance Program..... 9-49

30. Family Self-Sufficiency Public Housing and Assisted Housing Program.....	9-50
31. Housing Relocation Program.....	9-51
32. Transitional Support for Homeless CalWORKs Families .....	9-52
33. Emergency Assistance to Prevent Eviction .....	9-53
34. Housing Counseling/Training .....	9-54
 Priority 4. Planning and Administration .....	 9-55
35. Fair Housing Program.....	9-56
36. Transit-Oriented District (TOD) Program .....	9-57
37. Housing Element Update .....	9-59
38. Monitoring of Affordable Housing Activities .....	9-60
39. Monitoring of Housing Issues.....	9-61
40. Annual Report on Housing Element Accomplishments .....	9-62
41. Senior Citizen’s Affordable Second Unit Ordinance Implementation Program .....	9-63
42. Child Care Facilities Ordinance Implementation Program.....	9-64
43. Farmworkers Housing Assistance.....	9-65
44. Identify Sites for Multi-family Housing .....	9-67
 Priority 5. Public Facilities and Services .....	 9-72
45. Parks and Recreation Centers .....	9-73
46. South Scattered Sites (Housing) Management Office .....	9-74
47. Community and Senior Service Centers .....	9-75
48. Homeowner Fraud Prevention Programs .....	9-76
 Priority 6. Other Activities.....	 9-77
49. Code Enforcement Program.....	9-78
50. Century Station Code Enforcement Project.....	9-79
51. Graffiti Removal Program .....	9-80
52. Lead-Based Paint Hazard Reduction Program.....	9-81
53. Child Care Centers.....	9-82
 Priority 7. Redevelopment and Other Set-Aside Programs .....	 9-83
54. Maravilla Redevelopment Project.....	9-84
55. West Altadena Redevelopment Project.....	9-86
56. Willowbrook Redevelopment Project .....	9-88
57. City of Industry Redevelopment Set-Aside Program .....	9-90
 Priority 8. Housing Inspection and Monitoring Activities .....	 9-92
58. Contract Shelter/Voucher Hotel Inspection.....	9-93
59. Generalized Housing Inspection Program .....	9-94
60. State Franchise Tax Board Referrals for Health, Safety, and Building Codes Violations .....	9-95
61. Housing Task Force .....	9-96

## 9.2 MAPS OF PROGRAM IMPLEMENTATION AREAS

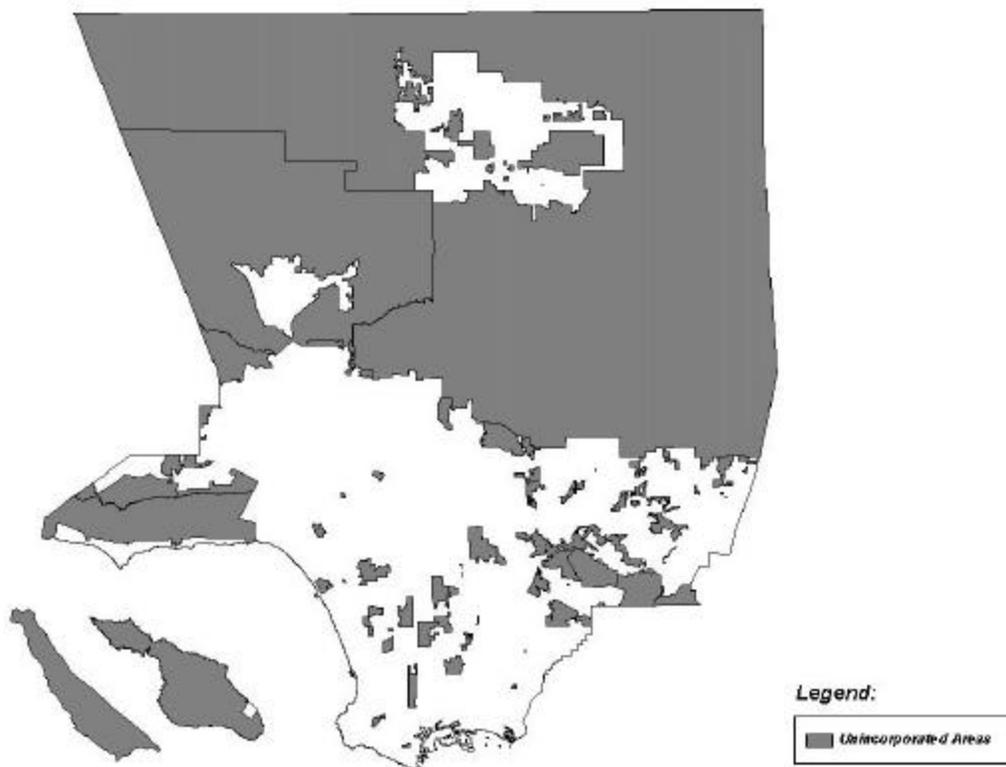
### MAP OF URBAN COUNTY AND LISTING OF PARTICIPATING CITIES



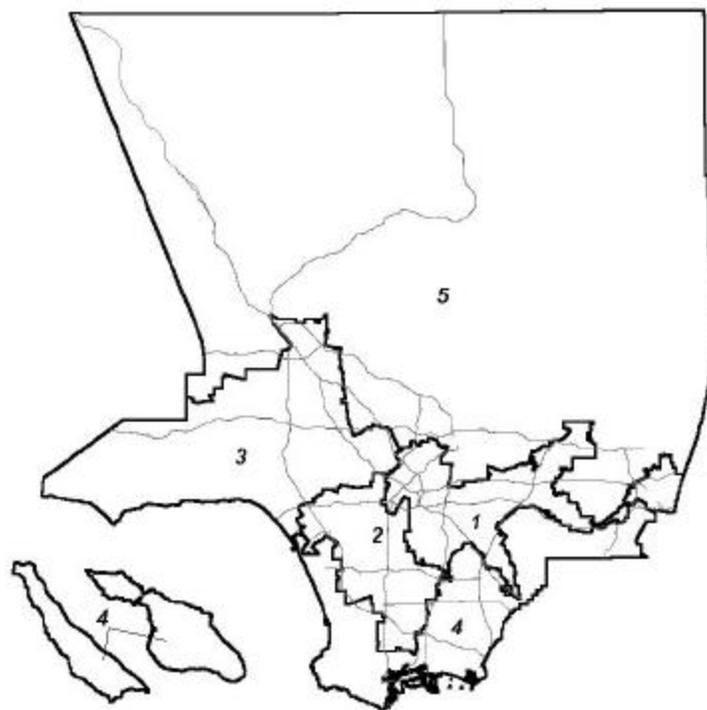
*The Los Angeles Urban County* includes the unincorporated areas and the 48 participating cities, which are:

- |                  |                          |                           |
|------------------|--------------------------|---------------------------|
| 1. Agoura Hills  | 17. Duarte               | 33. Rancho Palos Verdes   |
| 2. Arcadia       | 18. El Segundo           | 34. Rolling Hills         |
| 3. Artesia       | 19. Hawaiian Gardens     | 35. Rolling Hills Estates |
| 4. Azusa         | 20. Hermosa Beach        | 36. San Dimas             |
| 5. Bell          | 21. Irwindale            | 37. San Fernando          |
| 6. Bell Gardens  | 22. La Canada Flintridge | 38. San Gabriel           |
| 7. Beverly Hills | 23. La Habra Heights     | 39. San Marino            |
| 8. Bradbury      | 24. La Mirada            | 40. Sante Fe Springs      |
| 9. Calabasas     | 25. La Puente            | 41. Sierra Madre          |
| 10. Cerritos     | 26. La Verne             | 42. Signal Hill           |
| 11. Claremont    | 27. Lawndale             | 43. South El Monte        |
| 12. Commerce     | 28. Lomita               | 44. South Pasadena        |
| 13. Covina       | 29. Malibu               | 45. Temple City           |
| 14. Cudahy       | 30. Manhattan Beach      | 46. Walnut                |
| 15. Culver City  | 31. Maywood              | 47. West Hollywood        |
| 16. Diamond Bar  | 32. Monrovia             | 48. Westlake Village      |

**MAP OF LOS ANGELES UNINCORPORATED COUNTY**



**MAP OF THE LOS ANGELES COUNTY SUPERVISORIAL DISTRICTS**



### 9.3 LIST OF ABBREVIATIONS AND ACRONYMS

<b>ADA</b>	Americans with Disability Act
<b>CalWORKS</b>	California Work Opportunities and Responsibility for Kids
<b>CDBG</b>	Community Development Block Grant
<b>CDC</b>	Community Development Commission (County)
<b>CHDO</b>	Community Housing Development Organization
<b>CHFA</b>	California Housing Finance Agency
<b>DFEH</b>	Department of Fair Employment and Housing (State)
<b>DHS</b>	Department of Health Services (County)
<b>DPSS</b>	Department of Public Social Services (County)
<b>DPW</b>	Department of Public Works
<b>DRP</b>	Department of Regional Planning (County)
<b>ESG</b>	Emergency Shelter Grant
<b>FEMA</b>	Federal Emergency Management Agency
<b>FHA</b>	Federal Housing Administration
<b>HCD</b>	Department of Housing and Community Development (Federal)
<b>HOME</b>	Federal HOME Investment Partnership Program
<b>HOPWA</b>	Housing Opportunities for People with AIDS
<b>HUD</b>	Department of Housing and Urban Development (Federal)
<b>LAHSA</b>	Los Angeles Homeless Services Authority
<b>LIHTC</b>	Low Income Housing Tax Credits
<b>MCC</b>	Mortgage Credit Certificates
<b>MFI</b>	Median Family Income
<b>MSA</b>	Metropolitan Statistical Area
<b>MTA</b>	Metropolitan Transit Authority
<b>NAHA</b>	National Affordable Housing Act
<b>PHA</b>	Public Housing Agency
<b>RHNA</b>	Regional Housing Needs Assessment
<b>SCAG</b>	Southern California Association of Governments
<b>SCHF A</b>	Southern California Housing Financing Agency
<b>TOD</b>	Transit-Oriented Development

### 9.4 DEFINITION OF HOUSEHOLD INCOME CATEGORIES

#### **Housing and Urban Development (HUD) standards**

<b>Very Low Income</b>	50% of area's median family income or less
<b>Low Income</b>	80% of area's median family income or less
<b>Moderate Income</b>	81% - 120% of area's median family income
<b>Above Moderate Income</b>	More than 120% of median family income

## **9.5 DESCRIPTION OF FUNDING SOURCES**

### **City of Industry Set-Aside Funds**

In addition to federal funds, the County will use City of Industry Tax Increment Housing “Set-Aside” funds for affordable housing development. These funds were originally generated by the City of Industry and are now under the control of the Housing Authority of Los Angeles County, a part of the Community Development Commission. A portion of these funds have been made available by the Commission for permanent financing of affordable rental and for-sale housing in any political jurisdiction within 15 miles of the City of Industry boundary in Los Angeles County. Some of the funds are reserved exclusively for use in unincorporated county areas within 15 miles of the City of Industry. Developers may apply for funds through a competitive Request for Proposal process (RFP). The RFP process provides for two application periods each year.

Half of the funds have been reserved specifically for competitive allocation to create housing serving the following special needs groups: mentally and physically developmentally disabled, emancipated foster youth, victims of domestic violence, HIV/AIDS patients, and the mentally ill.

### **Community Development Block Grant (CDBG)**

The federal Community Development Block Grant (CDBG) program, initiated by the Housing and Community Development Act of 1974, has provided eligible metropolitan cities and urban counties (called “entitlement communities”) with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit low- and moderate-income persons. CDBG projects must fulfill at least one of the following three criteria: (1) benefit low- and moderate-income families; (2) prevent or eliminate slums or blight; or (3) meet other urgent community development needs. In the Los Angeles Urban County, CDBG funds are used for site acquisition, site improvements, infrastructure and neighborhood improvements in concert with Commission-sponsored housing developments.

Each year, grant funds available for entitlement communities are allocated according to relative needs on the basis of the higher of two formulas. The first considers the presence of overcrowded housing in the locality, its population, and poverty rate. The second uses housing age, population growth lag, and poverty rate.

Metropolitan cities that are designated grantees include local governments with 50,000 or more residents and other central city governments of major metropolitan areas. Urban counties with populations of at least 200,000, excluding the population of entitled cities, are also eligible for CDBG funds.

### **Emergency Shelter Grant (ESG)**

Began in 1989 as part of the Stewart B. McKinney Homeless Assistance Act, the purpose of the federal Emergency Shelter Grant (ESG) is to supplement State, local, and private efforts to improve the quality and number of emergency homeless shelters. The ESG is a part of the Continuum of Care program funded through the Los Angeles Homeless Services Authority. Grants are awarded for the rehabilitation or conversion of buildings into homeless shelters. It also funds certain related social services, operating expenses, homeless prevention activities, and administrative costs. By funding these activities, the ESG

program seeks to provide a foundation for homeless people to begin moving towards independent living. HUD allocates ESG funds annually based on the formula used for CDBG.

### **Federal Housing Administration (FHA) Title I Program**

The Federal Housing Administration (FHA), a wholly owned government corporation, was established under the National Housing Act of 1934 to improve housing standards and conditions; to provide an adequate home financing system through insurance of mortgages; and to stabilize the mortgage market. FHA was consolidated into the newly established Department of Housing and Urban Development (HUD) in 1965.

Under the FHA Title I Program, HUD insures loans to finance the light or moderate rehabilitation of properties. This program may be used to insure such loans for up to 20 years on either single or multifamily properties. Only lenders approved by HUD specifically for this program can make loans covered by Title I insurance.

### **HOME Investment Partnerships (HOME)**

The HOME program was created as a result of the 1990 Cranston-Gonzales National Affordable Housing Act (NAHA). HOME is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. 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 Urban County for both short term and long term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers.

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

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

Amendments made to National Affordable Housing Act in 1992 stated that the largest city in the eligible metropolitan statistical area (MSA) would be responsible for the HOPWA program. Therefore, the County of Los Angeles did not include HOPWA information in its 1998-2003 Consolidated Plan or in the 2000-2005 Housing Element. The City of Los Angeles, as the largest city in the Los Angeles MSA, has been responsible for submitting the HOPWA application and administering the grant since December 28, 1992.

## **Low Income Housing Tax Credits (LIHTC)**

Federal tax credits are available to individuals and corporations that invest in low income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create rental housing. Tax credit allocations are awarded through the State on a competitive basis. Twenty percent of project units must be set-aside for households earning 50 percent median family income (MFI), or 40 percent of units at 60 percent MFI. However, projects competing for 9 percent tax credits typically set income targeting at 40 percent MFI or below to remain competitive. In 1997, the State of California allocated \$39.3 million in tax credits to Los Angeles County projects.

## **HUD Comprehensive Grant Program**

The federal Comprehensive Grant Program (CGP) is the primary source of modernization funds for physical improvements to public housing units and for improvements to the management and operational practices for existing public housing projects for large public housing authorities. Through CGP, HUD makes funds available to help public housing agencies (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 the Los Angeles County PHA, discretion for planning specific improvements and facilitates long-term planning by providing funds annually on a formula basis. Funds are given in the form of project grants, using a formula based on the backlog and accrual of modernization needs.

## **HUD Section 8 Rental Voucher Program**

The Section 8 Rental Voucher Program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The PHA generally pays the landlord the difference between 30 percent of household income and the PHA-determined payment standard - about 80 to 100 percent 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. Voucher assistance is provided to very low-income households, households already assisted under the Housing Act of 1937 and households with incomes up to 80 percent of area MFI.

## **Mortgage Credit Certificates Program (MCC)**

Federal private activity bond allocations is used by the County to provide Mortgage Credit Certificates (MCC's) to first-time home buyers for the purchase of new or existing single-family housing. The MCC provides a tax credit of up to 10 percent of the annual interest paid on the mortgage. The value of the MCC is calculated by the mortgage lender into a reduced down payment.

## **Multifamily (Renters) Revenue Bonds**

Private activity bonds are those bonds issued by state and local governments that raise capital for low-interest-rate loans to private entities or individuals for projects with defined public benefits. Private activity bond financing is an effective means of implementing public/private partnerships that provide affordable financing for multifamily rental apartment units for people with very low incomes. The

federal government allocates to each state on a per capita basis authorization for private activity bond financing.

Funding through this tax exempt mortgage revenue bond program provides lower interest loans to developers of multifamily rental housing in which at least 20 percent of units are made available to households at or less than 50 percent of the median income.

### **Rental Rehabilitation Program Income**

A majority of program income received through this source is generated by loan repayments. Program income available must be expended prior to requesting additional funds from HUD. Program income is usually utilized to fund new loans for additional rehabilitation projects and program administration.

### **Shelter Plus Care Program**

The federal Shelter Plus Care program provides rental assistance that, when combined with social services, provides supportive housing for homeless people with disabilities and their families. HUD awards these funds as an annual competitive grant. Grantees must match the rental assistance with supportive services that are at least equal in value to the amount of HUD's rental assistance.

### **Single Family (Owners) Revenue Bonds**

Private activity bonds are those bonds issued by state and local governments that raise capital for low-interest-rate loans and down payment assistance to individuals or for first time home buyers, with defined public benefits. Private activity bond financing is an effective means of implementing public/private partnerships that provide affordable financing for multifamily rental apartment units for people with very low and low incomes. The federal government allocates to each state on a per capita basis authorization for private activity bond financing.

This bond program is conducted through the Southern California Home Financing Authority, a Joint Powers Authority of Los Angeles and Orange counties, which serves over 120 participating cities.

### **State Redevelopment Funds**

Based on State Redevelopment Law, local governments can form redevelopment agencies for project sites and set aside 20 percent of the tax increment generated in each project area for a low and moderate income housing fund.

### **Supportive Housing Program**

The 1989 Stewart B. McKinney Homeless Assistance Act authorized the establishment of the Supportive Housing Program 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 as annual competitive funds.

## **9.6 PRIORITIES AND PROGRAMS**

The following presents the County's five year Housing Element Implementation Programs for addressing housing needs identified in the Consolidated Plan and Background Report of the Housing Element. The implementation plan, organized around the following seven priority categories identified by HUD (see Consolidated Plan) and state redevelopments laws, includes other housing programs implemented by the County to meet the unique housing needs of residents in the unincorporated area:

1. Homeless & HIV/AIDS
2. Non-Homeless Persons with Special Needs
3. Housing
4. Planning and Administration
5. Public Facilities and Public Services
6. Other Activities
7. Redevelopment and Other Set-Aside Programs
8. Housing Inspection and Monitoring Activities

Each priority goal is prefaced with a brief summary of the existing need under each priority. Descriptions of the different programs established to meet each of the priority goals are provided, along with the geographic coverage of the program, responsible agency(s), and anticipated resources.

---

**Priority 1 Homeless & HIV/AIDS**

---

Priority Need	Five Year Objectives: 2000-2005
<b>Homeless and HIV/AIDS</b>	<b>Serve 782,474 persons who are homeless.</b>

The homeless and the population “at-risk” of becoming homeless includes people in a variety of circumstances with a multiplicity of problems. The homeless need shelter as well as supportive services to enable them to achieve self-sufficiency. With the size and complexity of the homeless in Los Angeles County, additional shelter services, particularly transitional shelter programs and supportive social services are badly needed.

Persons with HIV/AIDS who are homeless or at risk of homelessness also need shelters as well as health and other supportive services. The homeless activities described herein are also intended to serve persons with HIV/AIDS including one program, the Section 8 Housing Assistance for Homeless Persons Living with AIDS, created exclusively for this purpose. Activities which serve persons with HIV/AIDS who are not homeless or at risk of homelessness are described in Priority 2 Non-Homeless Persons with Special Needs.

Because of the nature and extent of homelessness in the County, the Los Angeles Homeless Services Authority (LAHSA) was established as a joint powers authority responsible for the coordinated planning and administration of homeless programs in the City and County of Los Angeles. LAHSA annually submits the Consolidated Application for HUD Continuum of Care funding of homeless programs on behalf of the County and its participating cities.

The County has supported and will continue to support applications for funding by other agencies for supportive services, such as public housing agencies and non-profit organizations, provided that their proposed activities are consistent with the County’s Consolidated Plan.

---

## Programs

---

### 1. EMERGENCY SHELTER GRANT PROGRAM (ESG)

This program funds non-profit agencies operating shelters. Funds will be targeted mainly towards shelter operations but will also be used for one-time assistance for expanding or rehabilitating shelter facilities. A limit of 30 percent of the grant may be used for essential services for the homeless. The Los Angeles Homeless Services Authority (LAHSA), a joint powers agency between the City and County of Los Angeles, coordinates this fund program.

In 1997-98, LAHSA contracted 2,530 shelter beds at 25 sites countywide, including in the City of Los Angeles. Armories have been used for six of the sites and LAHSA will endeavor to find alternatives to the armories beginning 2000, as required by recent state law. Funds also support homeless service Access Centers, LAHSA's Emergency Response Team, the 24-hour bed slot program operations, and a community voice mail program. This program feeds into the County's overall Continuum of Care Approach to addressing the various causes of homelessness: lack of services, insufficient income, and lack of affordable housing.

Targeted Population: Non-profit agencies operating homeless shelters; homeless

Geographic Coverage: The following listed shelters are located in the unincorporated area or funded by the county in city areas.

Responsible Agency: LAHSA; CDC

Source of Funds: ESG

Implementation Schedule: Ongoing. Contracts to be renewed by individual organization.

Contract #	Name of Shelter	Funding Source	Funding Amount	Implementation Schedule
<b>Unincorporated Area</b>				
2000ESG19	La Posada Emergency Shelter (LA City funded)	ESG	\$ 29,200	7/1/00-6/30/01
2000ESG20	Su Casa Family Crisis and Support Center	ESG	\$43,800	7/1/00-6/30/01
<b>Cities (County funded)</b>				
2000ESG23	Hermosa Beach Domestic Violence Shelter	ESG	\$43,800	7/1/00-6/30/01
2000ESG22	Hermosa Beach Youth Shelter	ESG	\$36,500	7/1/00-6/30/01
2000ESG01	Valley Oasis Center	ESG	\$43,800	7/1/00-6/30/01

<b>Contract #</b>	<b>Name of Shelter</b>	<b>Funding Source</b>	<b>Funding Amount</b>	<b>Implementation Schedule</b>
2000ESG02	Lancaster Community Shelter	ESG	\$43,800	7/1/00-6/30/01
2000ESG29	Community Empowerment Through Emergency Shelter Services	ESG	\$43,800	7/1/00-6/30/01
2000ESG17	Acacia House of Peace and Joy Care Center	ESG	\$43,800	7/1/00-6/30/01
2000ESG21	The Salvation Army Bell Shelter	ESG	\$43,800	7/1/00-6/30/01

## 2. HOMELESS ORGANIZATIONS ASSISTANCE PROGRAM

In addition to homeless services and shelter provided through LAHSA using ESG funds, the County contracts directly with community based organizations which provide a variety of services for homeless and at-risk individuals and families.

Targeted Population:	Community based organizations providing homeless services; homeless and individuals and families at risk of becoming homeless.
Geographic Coverage:	Countywide
Responsible Agency:	CDC
Source of Funds:	CDBG
Funding Amount:	\$1,330,000 over five years- Funding based on application by community organizations.
Implementation Schedule:	Ongoing

### **3. SECTION 8 HOMELESS HOUSING PROGRAM**

This program provides rent assistance to eligible homeless families and individuals. It also provides supportive services such as advocacy, counseling, tenant education, money management, employment and job training referrals, crisis intervention, child care referrals, and children's services. Case management includes a six-month follow-up. Families successful in maintaining housing for six months will be retained in the regular Section 8 Certificate and Voucher Program.

Targeted Population:	Homeless
Geographic Coverage:	Urban County
Responsible Agency:	L.A. County Housing Authority
Source of Funds:	HUD Section 8 Program
Funding Amount:	No funding in addition to the 350 Section 8 certificates is anticipated. Applications for additional program expansion will be made if funding for such programs becomes available. Established nonprofit social service agencies provide the necessary supportive services at no cost to the Housing Authority.
Implementation Schedule:	2000-2005
5-Year Objective:	Place 350 referred families in rental housing with Section 8 assistance and supportive services by homeless agencies.

**4. SECTION 8 HOUSING ASSISTANCE FOR HOMELESS WITH AIDS**

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

Targeted Population:	Homeless households that include at least one person with HIV or AIDS
Geographic Coverage:	Urban County
Responsible Agency:	L.A. County Housing Authority
Source of Funds:	HUD Section 8 Program; Set-aside funds
Funding Amount:	This is a voluntary set-aside program. No funding in addition to the 100 certificates is anticipated. Applications for additional program expansion will be made if funding for such programs becomes available. AID Project Los Angeles and AIDS Service Center provide the necessary supportive services at no cost to the Housing Authority.
Implementation Schedule:	2000-2005

**5. SHELTER PLUS CARE - SUPPORTIVE HOUSING PROGRAM**

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

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

**5a. Shelter Plus Care (S+C) Program**

The S+C Program provides rental assistance for hard-to serve homeless persons with disabilities in connection with supportive services funded from sources outside 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) or for SRO units. Eligible applicants are states, units of general local government, and public housing agencies (PHAs). Under the sponsor-based component an applicant must subcontract with a private nonprofit organization or a community mental health agency established as a public nonprofit organization.

**5b. Supportive Housing Program (SHP)**

The SHP is designed to develop supportive housing and services that will allow homeless persons to live as independently as possible. Eligible applicants are states, units of local government, other governmental entities such as PHAs, public nonprofit community mental health associations, and private nonprofits.

- |                      |   |
|----------------------|---|
| Targeted Population: | Homeless and mentally ill, alcohol/drug addicted and/or HIV/AIDS afflicted individuals and families               |
| Geographic Coverage: | The following listed shelters are located in the unincorporated area or funded by the county in city areas.       |
| Responsible Agency:  | LAHSA   |
| Source of Funds:     | Federal McKinney Homeless funds; non-profit supportive service providers throughout the County; other HUD grants. |

Implementation Schedule: Ongoing. Contracts to be renewed by individual organization

<b>Contract #</b>	<b>Name of Shelter</b>	<b>Funding Source</b>	<b>Funding Amount</b>	<b>Implementation Schedule</b>
<b>Unincorporated Area</b>				
CA16B800-029	Higher Goals Transitional Home	SHP	\$580,087	1/3/00-12/31/03
CA16B97-0030	Transitional Housing for Homeless Youth	SHP	\$1,260,000	4/1/99-3/31/02
CA16B97-0039	Transitional Housing for Homeless Youth	SHP	\$1,031,420	4/1/99-3/31/02
CA16B800-061	East L.A. Supportive Housing Program	SHP	\$745,683	7/1/99-6/30/02
CA16B800-055	Westwood Transitional Village	SHP	\$637,657	10/1/99-9/30/02
CA16B800-019	Community Housing Options - Indp sites	SHP	\$750,000	2/1/99-1/31/01
<b>Cities (County funded)</b>				
CA16B800-033	The Sober Inn - RENEWAL	SHP	\$389,340	6/1/99-5/31/01
CA16B97-0021	El Monte Transitional Living Care Prgm	SHP	\$1,340,518	1/1/99-12/31/01
CA16B97-0015	Prototypes Women's Center	SHP	\$967,210	8/1/98-7/31/01
CA16B97-0046	Villa Paloma	SHP	\$219,450	3/1/99-2/28/02
CA16B800-010	Transitional Housing at Bell Shelter	SHP	\$423,733	7/1/99-6/30/01
CA16B97-0052	Scatter Site, Independent Supportive Housing	SHP	\$483,235	2/1/99-1/31/02
CA16C15-1121	Hamilton Court Transitional Housing	SHP	\$589,383	7/1/98-10/30/01

---

**Priority 2      Non-Homeless Persons with Special Needs**

---

Priority Need	Five Year Objectives: 2000-2005
<b>Non-Homeless Persons with Special Needs</b>	<b>Serve 15,990 persons with special needs. Serve 1,534 households with special needs.</b>

Certain segments of the population have special housing needs, which include unique physical and social needs. For HUD's Consolidated Plan purposes, the non-homeless special needs groups include the elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents. In addition, Housing Element law includes large families, farm workers, and female-headed households (and the homeless) as part of the special needs population.

Supportive housing assistance to accommodate the County's special needs populations is much needed to prevent and reduce homelessness. Supportive services can foster independence, self-sufficiency, and community integration.

Agencies that provide services to the disabled indicate that there is an emerging trend toward "supported living" and away from group home environments. While this trend is true for the general disabled population, it also holds true for the elderly. Due to increasing longevity and to high costs of long term care for the elderly, it is necessary to accommodate the growing aging population and to provide supportive services which allow elderly persons to live independently or in supportive living environments for as long as possible.

---

## Programs

---

### 6. **AFTERCARE PROGRAM FOR DISABLED - RENTAL ASSISTANCE**

This program provides rent assistance to people with mental and developmental disabilities who have been referred to the program by state-certified agencies. Participants are required to participate in rehabilitation programs. The Housing Authority's priority for this program is to work closely with Certified Rehabilitation Agencies to assist eligible applicants to successfully locate and receive on-going rental assistance throughout the County.

Targeted Population:	Individuals with mental and developmental disabilities referred by state-certified agencies
Geographic Coverage:	Countywide
Responsible Agency:	L.A. County Housing Authority
Source of Funds:	Established through the Dept. of Housing and Community Development in conjunction with the Dept. of Health. Federal funding provided to the State from HUD.
Funding Amount:	\$22,290,000 over five years. Funding based on application by community organizations.
Implementation Schedule:	Ongoing

**7. SUPPORTIVE LIVING COMMUNITY-BASED ORGANIZATIONS (CBOs)**

Agencies that provide services to disabled persons indicate that there is an emerging shift toward “supported living” and away from group home environments. Supportive services can foster independence, self-sufficiency, and community integration.

The County contracts directly with nonprofit CBOs which provide a wide range of services to special needs population. The County has set-aside specific funding for activities serving exclusive persons with physical or mental disabilities.

Targeted Population: Persons with physical or mental disabilities

Geographic Coverage: Countywide

Responsible Agency: CDC

Source of Funds: CDBG

Funding Amount: \$370,000 over the next five years

Implementation Schedule: Ongoing.

**8. UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PROGRAM**

This program operates a variety of activities to serve public housing residents, including 4-H Youth Development out of the Lancaster field office; 4-H afterschool programs at 26 public housing sites countywide; a food and nutrition education program countywide; landscape training through the Common Urban Garden Program

Targeted Population: Public housing residents

Geographic Coverage: Public housing sites countywide

Responsible Agency: L.A. County Housing Authority

Source of Funds: CDBG

Funding Amount: \$2,500,000 over the next five years.

Implementation Schedule: Ongoing

## 9. HOUSING AUTHORITY SERVICE PROGRAMS

The L.A. County Housing Authority Resident Initiative Programs provide public housing residents with programs and activities that offer viable alternatives to drugs and gangs by strengthening cultural awareness, building self-esteem, fostering positive relationships with law enforcement, and enhancing the residents' sense of community. Programs are divided into four major areas: drug elimination, education and recreation, child care, and employment training.

Targeted Population: Public housing residents

Geographic Coverage: Drug Elimination and Educational and Recreational Programs - Carmelitos, Harbor Hills, Nueva Maravilla, South Scattered Sites, Ujima Village, and future South Whittier public housing developments.

Child Care - Carmelitos, Nueva Maravilla, the South Scattered Sites, and South Whittier Sites areas.

Responsible Agency: L.A. County Housing Authority

Source of Funds: Drug Elimination Program and Housing Management Division Resident Initiative grant funds. In addition, these programs are provided by a variety of schools, school districts, universities, businesses, County departments and community-based organizations at no cost to the Housing Authority.

Each operational childcare organization receives an operational budget from the State of California.

Economic Development Supportive Services Grant and Welfare to Work Competitive Grant.

Funding Amount:	\$3,600,000	Drug Elimination Program
	\$ 500,000	Economic Dev. Supportive Svc. Grant
	\$2,500,000	Welfare to Work Grant

Implementation Schedule: 2000-2005

---

**Priority 3     Housing**

---

Priority Need	Five Year Objectives: 2000-2005
<b>Housing (Unincorporated Area only)</b> <b>New Construction</b> - <i>Assisted</i>  <b>Improvement</b> <b>Welfare Needs</b>	<i>Create or improve 8,745 housing units, including rental and owned units.</i> C <i>1,045 assisted housing units developed.</i> C <i>7,700 units improved.</i> C <i>Implement four new housing programs to help welfare recipients in transition to new CalWORKs program</i>

The Housing Priority is organized around the following four areas of need: 1) expanding the supply of affordable rental housing; 2) expanding the supply of affordable homeownership housing; 3) preserving and improving the existing stock of affordable housing; and 4) providing rental assistance to lower income households.

**3.1     *Expand the Supply of Affordable Rental Housing***

Very low- and low-income families continue to pay the highest percentage of their income for rent. Persons and families with special housing needs, such as female-headed households, the homeless, seniors, the disabled and large families, are particularly affected by the inadequate supply of affordable rental housing. Often, the combined effect of income and special housing needs result in a large portion of the unincorporated County's lower-income households requiring housing assistance.

The need for affordable rental housing in the unincorporated County far exceeds the supply. Many lower-income households must rely on rental assistance to afford the high housing costs. Furthermore, the level of housing production over the last decade has remained low, particularly for lower-income groups.

**3.2     *Expand the Supply of Affordable Homeownership Housing***

Affordable homeownership opportunity in the unincorporated areas of the County is extremely limited when compared to the need. In general, the level of housing production over the last decade has been low, particularly for lower-income groups but also housing affordable to households at a moderate income level and first-time homebuyers.

The coordination of public and private resources is a key element in expanding the supply of affordable housing, for both rental and homeownership opportunities. The primary goal of the County's owned housing development programs is to serve the housing need of the County's moderate-income first-time homebuyers, while distributing program resources equitably and responding to the specific needs of the unincorporated areas.

### **3.3 *Preserve and Improve the Existing Stock of Affordable Housing***

Housing quality remains a key indicator of the overall viability of a neighborhood. To allow the deterioration of existing housing stock would be a waste of valuable resources in creating more affordable housing opportunities. Both public and private investments are required to prevent the spread of deteriorated housing and socio-economic instability.

Lower-income households usually occupy the worst housing since the majority of such housing is old and of poor quality and therefore, the least expensive. It becomes increasingly important to ensure the continued affordability of the publicly assisted “at-risk” housing which represents a valuable source of low-income housing.

Housing rehabilitation is a cost-effective way of preserving the County’s existing stock of affordable housing, and where focused in targeted areas, can also serve to stimulate private neighborhood revitalization efforts. The County’s general goals for all housing preservation programs is to allocate the majority of resources to lower- and moderate-income residents within the designated County areas.

### **3.4 *Provide Rental Housing Assistance to Lower-Income Households***

Rental assistance to lower-income households can serve as a housing assistance safety net. When the safety net fails to catch the “at-risk” population (e.g., working lower-income families, single-parent families with young children, the elderly, persons with disabilities), they join the homeless population.

Over the past decade, several trends have increased the severity of this problem. These include substantial losses in the availability of affordable housing, the de-institutionalization of the mentally ill from state psychiatric hospitals, the growing segment of the population that become disabled due to drug abuse and/or the HIV/AIDS virus, the nationally high unemployment levels of the 1990s, and repeated reductions in welfare and other entitlement payments.

As the extremely limited income of poor households place them at risk of becoming homeless, rental assistance programs, combined with supportive services, can help provide the continuum of services and shelter necessary to address their housing needs.

### **3.4 *Support Stable Housing for CalWORKS Families***

In 1996, the federal government passed the Welfare Reform Act, mandating states to change their welfare programs to encourage families to become economically more independent by getting off welfare rolls . In California, this new initiative was implemented through the California Work Opportunities and Responsibilities for Kids program (CalWORKS).

Residential stability is a prerequisite to achieving economic well-being for most families. In a housing market with exceptionally high costs and relatively low vacancies, very low-

income families face tremendous challenges in achieving such stability. While earning more income is undoubtedly the best “cure” for this problem, families that face homelessness or who are homeless are very poorly situated to take advantage of resources to assist them to find “a job, a better job, a career.” Therefore the County’s Department of Public Social Services has established new programs targetting housing assistance to those CalWORKS families for whom the assistance is most essential: those who have lost or at risk of losing their housing.

---

## Programs

---

### 10. COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT

This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County Program on a countywide basis. Projects are required to have a minimum of 20 percent of units set aside for lower-income households earning below 50 percent of MFI.

See Program 54. City of Industry Housing Set-Aside Program for more information on City of Industry funds.

Targeted Population: Lower-income households earning below 50 percent MFI.

Geographic Area: Urban County; when City of Industry funds are utilized, development must be within 15 miles of the City of Industry boundary and may be located within any political jurisdiction

Responsible Agency: CDC

Source of Funds: City of Industry Set-Aside Fund; HOME; CDBG

Funding Amount: \$20,437,500 HOME  
\$82,000,000 City of Industry Funds (in designated area)  
\$ 7,800,000 City of Industry Funds (unincorporated areas within designated area)  
\$22,500,000 CDBG

Implementation Schedule: 2000-2005

<i>Sub-Activities under Program 1.</i>
Rental Housing for Elderly and Disabled
Housing Development for the Homeless
Supportive Housing Model Development
Homeless Foster Youth

**11. TAX EXEMPT MULTIFAMILY (RENTERS) REVENUE BOND PROGRAM**

This program helps to finance below-market interest rate loans for construction and permanent financing to for-profit and nonprofit developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent MFI.

Targeted Population: For-profit and nonprofit developers of multi-family housing; Households at or below 50 percent MFI.

Geographic Coverage: Urban County

Responsible Agency: CDC

Source of Funds: Multifamily Revenue Bonds

Funding Amount: Varies; subject to state allocation of bond authority

Implementation Schedule: Ongoing

## 12. AFFORDABLE HOUSING DENSITY BONUS PROGRAM

The County Density Bonus Program provides incentives for affordable housing by permitting increases in dwelling units per acre of 15%-50% beyond what is normally allowed by the General Plan. Affordable housing is defined under County code as dwelling units for lower or very low income households and for qualifying residents and senior citizens. Enacted in 1986, the Density Bonus Ordinance provides guidelines for eligibility, authorized bonuses, incentives and density transfer. Density bonuses require a conditional use permit.

A development is eligible for a density bonus if it meets the following requirements:

- The development contains five or more dwelling units;
- At least 20% of the dwelling units are for lower income households;
- At least 10% of the dwelling units are for very low income households;
- At least 50% of the dwelling units in the development are provided for qualifying residents and senior citizens.

If a project meets minimum requirements, a density bonus of at least 25% can be granted. The maximum permitted density bonus is 50% over what the General Plan would allow. A bonus of 1.25 dwelling units is granted for each additional lower income unit and 2.5 units for each additional very low income household dwelling units beyond the minimum required. A bonus of one dwelling unit is permitted for each additional senior citizen or qualified resident of dwelling units. The units must be kept in affordable status for at least 10 years.

In addition to an increase in density, the density bonus ordinance offers a variety of incentives. An application is eligible for one or more incentives if the applicant agrees to keep the additional units in affordable status for 30 years.

Targeted Population:	Housing developers Lower income, very low income, and senior households
Geographic Coverage:	Unincorporated County (Density Bonus Program) East LA, West Athens-Westmont (Special incentives program under Community Standards Districts)
Responsible Agency:	DRP
Source of Funds:	Developer Fees for case processing County General Fund for staff monitoring of affordability restrictions
Funding Amount:	Included in case processing fees.
Implementation Schedule:	Ongoing

**13. TAX EXEMPT SINGLE-FAMILY (OWNERS) MORTGAGE REVENUE BOND PROGRAM**

The Southern California Housing Finance Authority (SCHFA), representing a joint consortium involving communities within the counties of Los Angeles and Orange, provides below-market interest rate mortgages to first-time, lower-to moderate-income buyers.

The program offers two options: a Low Rate option and 2) a Rebate option which gives the homebuyer a gift of 3/2times the loan amount to be applied toward down payment, closing costs or prepaid items.

The following two tables indicate qualifying household income and purchase price limits. These limits are subject to change.

<b>Income Limits</b> (Effective Date: January 1, 2000)	
One or Two Person Households:	3 or More Person Households:
New Construction - \$61,560	New Construction - \$68,160
Existing Housing - \$61,560	Existing Housing - \$68,160

<b>Purchase Limits</b> (Effective Date: January 1, 2000)	
New Homes:	Existing Homes:
Outside Target Area - \$235,890	Outside Target Area - \$209,139
Targeted Areas - \$288,310	Targeted Areas - \$255,615

Targeted Population:	Lower- to moderate-income, first-time homebuyers
Geographic Coverage:	For new and existing home in Los Angeles County, except in the City of Los Angeles
Responsible Agency:	CDC
Source of Funds:	Single-family bonds, subject to state allocation of bond authority
Implementation Schedule:	Ongoing

14. **MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM**

Federal private activity bond allocations is used by the County to provide Mortgage Credit Certificates (MCC's) to first time home buyers for the purchase of new or existing single family housing. The MCC provides a tax credit of up to 10 percent of the annual interest paid on the mortgage. The value of the MCC is calculated by the mortgage lenders "into" a reduced down payment.

Targeted Population:	First time home-buyers
Geographic Coverage:	Unincorporated County
Responsible Agency:	CDC
Source of Funds:	Federal income tax credits
Funding Amount:	Varies, subject to state allocation of bond authority
Implementation Schedule:	Ongoing

**15. COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM**

Provides home ownership opportunities for households at or below 80% MFI. Financial assistance will be granted to qualified first-time home buyers and will be secured by a second deed of trust. Loans are provided for up to 25 percent of the initial purchase price. In designated census tract areas, additional down payment and closing cost assistance will be provided. The program facilitates the acquisition of existing housing suitable for home ownership opportunities for households at or below 80 percent MFI.

Targeted Population: First-time home buyers at or below 80 percent MFI

Geographic Coverage: This program will assist in stabilizing communities that have an overabundance of renter occupied properties. This program is operated in the unincorporated areas of the County as well as the following cities:

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

Responsible Agency: CDC

Source of Funds: HOME

Funding Amount: \$11,000,000 over the next five years

Implementation Schedule: Ongoing

**16. HOUSING REHABILITATION LOAN PROGRAM**

Housing rehabilitation is a cost effective way of preserving the County’s existing stock of affordable housing, and where focused in targeted areas, it can also serve to stimulate private neighborhood revitalization efforts.

This program provides low-interest deferred loans for housing rehabilitation. Targeted populations include senior citizens, the disabled, large families (5 or more persons) and single-parent households, who reside in the County’s unincorporated areas, who are financially unable to make monthly payments. Loans averaging \$25,000 each are directed toward the repair of major code violations. In addition, loans are given to eliminate existing and incipient housing code violations.

- Targeted Population: Senior citizens, the disabled, large families and single-parent households
- Geographic Coverage: Unincorporated County
- Responsible Agency: CDC
- Source of Funds: CDBG; HOME
- Funding Amount: \$8,236,500 over the next five years
- Implementation Schedule: Ongoing

**17. EMERGENCY REPAIRS GRANTS**

Grants are provided to eligible low income (80 percent of MFI or less) qualified home owners who are either elderly, severely disabled, large family (5 or more persons), or single-parent household of single family housing units or mobile homes in the County's unincorporated area. These grants, up to a maximum of \$5,000, are used to address emergency repairs related to health and safety such as electrical, plumbing, heating , roofing, etc.

Targeted Population: Low-income senior citizen, disabled, large families, or single-parent households who own single-family housing units or mobile homes.

Geographic Coverage: Unincorporated County

Responsible Agency: CDC

Source of Funds: CDBG

Funding Amount: \$5,000,000 over the next five years

Implementation Schedule: Ongoing

5-Year Objective: Improve 1,000 housing units.

**18. NEIGHBORHOOD IMPROVEMENT STRATEGY PROGRAM (NISP) EMERGENCY ASSISTANCE GRANT**

Grants are provided to eligible lower-income applicants in designated Neighborhood Improvement Strategy Program (NISP) areas who are either senior citizens, disabled, large families, or single-parent households in the County's unincorporated areas. NISP areas are targeted geographic areas within lower- and moderate-income communities in the unincorporated parts of the county where various resources have been directed to provide a more comprehensive approach towards neighborhood maintenance and improvement. These grants, up to a maximum of \$5,000, are used to address emergency repairs related to health and safety such as electrical, plumbing, heating, roofing, etc.

Targeted Population:	Senior, disabled, large families, or single-parent households
Geographic Coverage:	Unincorporated County
Responsible Agency:	CDC
Source of Funds:	CDBG
Funding Amount:	\$1,225,000 over the next five years
Implementation Schedule:	Ongoing

## 19. HOME RENTAL REHABILITATION PROGRAM

This program provides low-interest loans to rental property owners for the rehabilitation of housing units that are available to tenants at or below 80 percent MFI. It allows the rental owners to rehabilitate affordable rental housing for lower-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties.

The loans will finance 100% of the rehabilitation cost and are 3% fixed interest rate loans, fully amortized over 15 years with monthly payments required. Affordability requirements will vary from 5 to 15 years depending on the amount provided. Tenant eligibility and rent restrictions apply.

Owners of single-family and multi-family rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent MFI are eligible to apply for this loan program. Properties must be located in unincorporated areas of Los Angeles County or eligible participating cities.

**Targeted Population:** Owners of rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent MFI and the renter households with income limits as formerly described.

**Geographic Coverage:** Unincorporated County and participating cities as listed:

Agoura Hills	Duarte	Rosemead
Artesia	El Segundo	Rancho Palos Verdes
Azusa	Hawaiian Gardens	San Dimas
Bell	La Mirada	San Fernando
Bell Gardens	La Puente	San Gabriel
Claremont	La Verne	Santa Fe Springs
Commerce	Maywood	South El Monte
Covina	Monrovia	West Hollywood
Cudahy	Paramount	

**Responsible Agency:** CDC

**Source of Funds:** HOME

**Funding Amount:** \$3,500,000 over the next five years

**Implementation Schedule:** Ongoing

**20. HOUSING PRESERVATION RENTAL HOUSING LOAN PROGRAM**

This program assists owners of rental housing to rehabilitate multi-family units by providing 100 percent financing to repair properties located in the unincorporated areas of Los Angeles County and eligible participating cities. The loans are 3% and 5% fixed interest rate loans, fully amortized over 15 years with monthly payments required. Affordability requirements will vary from 5 to 15 years depending on the amount provided. Tenant eligibility and rent restrictions apply. Eligible items for a loan include roofing, heating, plumbing, windows, screens, doors, masonry, carpentry, garage, stucco, termite or pest control, insulation, painting, electrical driveways, room additions, carpet, kitchen or bath remodeling, fencing, and can address some code enforcement violations.

- Targeted Population: Owners of rental properties with 100 percent of all assisted units occupied by tenants whose incomes are below 80 percent MFI and the renter households with income limits as formerly described
- Geographic Coverage: Unincorporated County and participating cities
- Responsible Agency: CDC
- Source of Funds: CDBG; Program Income
- Funding Amount: \$750,000 CDBG over the next five years  
\$1,500,000 Program Income over the next five years
- Implementation Schedule: Ongoing

## **21. SINGLE FAMILY HOUSING REHABILITATION PROGRAM**

This program provides low-interest deferred and amortized loans to low-income owner-occupied property owners with one to two units in need of rehabilitation. This program targets lower-income residents who reside in the County's unincorporated areas and participating cities who may not qualify for conventional loans. The maximum loan amount is \$25,000 at 3% simple interest rate for one-unit properties and \$50,000 for two-unit properties.

Two types of financing are available to borrowers. The deferred loans has a 10-year term with no monthly payments. Loans are due and payable upon the sale, transfer, or refinancing of the property, and subject to re-certification of owner income and title every three years. The amortized loans have 15-year terms with monthly payments.

Qualifying properties must be located in unincorporated areas of the County or participating cities. Each are required to have programs directed toward the repair of major housing systems and for the elimination of existing and incipient housing code violations.

Targeted Population:	Low-income owner-occupied property owners with one to two units in need of rehabilitation.
Geographic Coverage:	Unincorporated County and participating cities
Responsible Agency:	CDC
Source of Funds:	HOME
Funding Amount:	\$6,900,000 over the next five years
Implementation Schedule:	Ongoing

**22. HOME IMPROVEMENT BOND LOAN PROGRAM**

This program provides below market rate mortgages to lower-and moderate-income owner-occupied property owners with one to four housing units in need of rehabilitation. The program will be offered in the unincorporated areas of the County. Selected lenders will originate the loans. Loans to borrowers earning over 80 percent of the county median income will carry an interest rate of 7.2% (“unassisted loans”). Loans to borrowers earning 80 percent or less of the county median income (“assisted loans”) may carry an interest rate of 3% depending on the types of improvements (interest rates subject to changes). The maximum amount is \$25,000. The County will contribute HOME funds to reduce the interest rate on the assisted loans.

Targeted Population:	Lower-to moderate-income owner-occupied property owners with one to four housing units in need of rehabilitation
Geographic Coverage:	Unincorporated County
Responsible Agency:	CDC - Housing Development and Preservation Division
Source of Funds:	HOME; FHA Title I Bonds
Funding Amount:	\$1,710,000 HOME over the next five years \$7,500,000 FHA Bonds over the next five years
Implementation Schedule:	Ongoing

**23. UNINCORPORATED AREAS HANDYWORKER PROGRAMS**

The Handyworker program provides grants up to \$2,000 minor home repairs and rehabilitation services to eligible lower- and moderate-income households in the unincorporated areas targeted within each Supervisorial District. Services include interior and exterior painting, window and screen repairs, smoke alarm repair and installation, and yard clean up. It is an objective of this program to upgrade the condition of the homes of area residents, which must be owner-occupied or rented by lower- and moderate-income households. Community Based Organizations will perform all repairs.

Targeted Population:	Lower- to moderate-income households
Geographic Coverage:	Unincorporated areas targeted in the 1 <sup>st</sup> , 2 <sup>nd</sup> , 4 <sup>th</sup> , and 5 <sup>th</sup> Supervisorial Districts
Responsible Agency:	CDC (Maravilla Foundation; Pacific Asian Consortium in Employment; Watts Labor Community Action Committee; Veterans in Community Service; Human Services Consortium of East San Gabriel Valley; Pasadena Neighborhood Housing Services; Santa Clarita Valley Committee on Aging Corporation; Sun Village Chamber of Commerce)
Source of Funds:	CDBG
Funding Amount:	1 <sup>st</sup> Supervisorial District \$3,208,385 2 <sup>nd</sup> Supervisorial District \$1,164,930 4 <sup>th</sup> Supervisorial District \$ 750,000 5 <sup>th</sup> Supervisorial District \$2,052,015 Over the next five years
Implementation Schedule:	Ongoing

## 24. LENNOX SOUND ATTENUATION PROGRAM

This program provides grants to property owners located in a designated area within the flight pattern of Los Angeles International Airport for the purpose of providing sound attenuation measures for residential units.

Targeted Population:	Property owners located in designated area within the flight pattern of LAX.
Geographic Coverage:	Lennox
Responsible Agency:	CDC
Source of Funds:	CDBG
Funding Amount:	\$ 1,575,000 HOME \$18,480,000 FAA \$ 4,620,000 DOA Over the next five years.
Implementation Schedule:	1997-2005

**25. PUBLIC HOUSING MODERNIZATION**

The County owns and/or operates 2,950 units of HUD-subsidized conventional public housing at 56 sites throughout the unincorporated areas; and in cities, including: Santa Clarita, Valencia, West Hollywood, Santa Monica, La Puente, and Compton.

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 handicapped accessible to comply with the Americans with Disabilities Act (ADA); constructing community centers; painting building exteriors.

Targeted Population: Public housing residents

Geographic Coverage: Public housing in 56 sites throughout the unincorporated areas; and in cities, including: Santa Clarita, Valencia, West Hollywood, Marina del Rey, Santa Monica, Quartz Hill, La Puente, and Compton.

Responsible Agency: CDC

Source of Funds: HUD Comprehensive Grant Program; State Disaster Funds

Funding Amount: \$30,000,000 Comprehensive Grant Program  
\$18,000,000 Disaster Funds  
Over the next five years

Implementation Schedule: 2000-2005

5-Year Objective: Improve 2,950 public housing units.

Complete the seismic retrofitting of 13 scattered site housing developments.

**Map of Public Housing Sites (North Section)**

**Map of Public Housing Sites (South Section)**

## **26. PRESERVATION OF BOND-FINANCED HOUSING PROGRAM**

Under this program, the Commission works with owners to refinance units previously assisted with local bond funds to extend the term of affordability. The Commission will monitor affected developments, work with owners of bond financed projects to ensure continued affordability by facilitating and refinancing projects and will assist with financing alternatives.

Targeted Population:	Owners of housing previously financed by local bond funds
Geographic Coverage:	Urban County
Responsible Agency:	CDC
Source of Funds:	Multi-unit bond financing, which may be used to extend the term of affordability for such units.
Funding Amount:	Dependent on grants and future funding as available.
Implementation Schedule:	Ongoing

## 27. **PRESERVATION OF HUD FINANCED HOUSING**

A number of HUD financed properties have affordability restrictions that are expiring in the next five years, and the County desires to extend the term of affordability and maintain the decent, safe, and sanitary conditions of these units.

The Community Development Commission will monitor affected developments with 937 units at risk, and address the need for preservation through applying for grants and future funding as it becomes available.

Targeted Population: Owners of housing previously financed by local bond funds

Geographic Coverage: Urban County

Responsible Agency: CDC

Source of Funds: Federal; State; Local; Private funds

Implementation Schedule: Ongoing

**28. SECTION 8 CERTIFICATE/VOUCHER RENTAL ASSISTANCE PROGRAM**

During the last decade, the median contract rent within the County increased 132 percent, or nearly twice the rate of inflation. While the County is currently funded for 17,697 certificates and vouchers for Section 8 rental assistance, the number of persons eligible for such assistance increases annually.

This program provides rent assistance to lower-income households (at or less than 50% MFI) in the 61 cities that participate in the program and unincorporated areas of the County.

Up to 350 Section 8 certificates are available to eligible homeless facilities and individuals. Up to 100 certificates are available to homeless households that include a person who has AIDS or is HIV-positive.

Targeted Population:	Households at or less than 50 percent MFI
Geographic Coverage:	Unincorporated County and 61 participating cities
Responsible Agency:	L.A. County Housing Authority
Source of Funds:	HUD Section 8 Program
Funding Amount:	\$138,000,000 annually committed (based on current level of assistance)
Implementation Schedule:	Ongoing

**29. AFFORDABLE RENTAL HOUSING - PROJECT-BASED RENTAL ASSISTANCE PROGRAM**

The County Housing Authority manages and maintains 3,575 affordable housing units on 73 sites in unincorporated County areas and participating incorporated cities. There are 1,765 units for senior citizens and disabled persons, and 1,810 units for families.

While most units are funded by the U.S. Dept. of Housing and Urban Development (HUD) under the Conventional Public Housing Program, and are occupied by lower-income families and seniors, a portion of units are funded under special state and federal programs which designate a percentage of units for families who can pay higher rents, contributing to the greater economic diversity in the resident population.

Targeted Population: Households and seniors at or less than 50 percent MFI

Geographic Coverage: Urban County

Responsible Agency: L.A. County Housing Authority

Source of Funds: HUD; Federal; State; Local; Private

Funding Amount: Based on annual funding

Implementation Schedule: Ongoing

**30. FAMILY SELF-SUFFICIENCY PUBLIC HOUSING AND ASSISTED HOUSING PROGRAM**

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

Targeted Population: Section 8 participants and public housing residents

Geographic Coverage: Urban County

Responsible Agency: L.A. County Housing Authority

Source of Funds: HUD Section 8 Program; Public; Private

Funding Amount: No additional funding will be available for necessary supportive services other than that which is already committed for the regular administration of Section 8 and public housing programs. The Housing Authority will contract with social service agencies to provide required supportive services. A maximum of \$480,000 is currently committed for such services.

The Housing Authority will continue to apply to foundations, corporations, public and private grants for funds to provide additionally needed supportive services. Partial funding for the program will be provided from the administrative fees earned for certificates and vouchers.

Implementation Schedule: 2000-2005

### 31. HOUSING RELOCATION PROGRAM

Currently, there is no program in place to assist CalWORKs<sup>1</sup> participants in relocating closer to employment, child care or public transportation. The Relocation Program is a one-time only program to issue a maximum of \$1,500 plus the cost of appliances, 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 need to move closer to work, child care, or public transportation. The payment shall only be made to a participant receiving cash assistance or who has left cash assistance 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 deposit.

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

Geographic Coverage: Los Angeles County

Responsible Agency: DPSS

Source of Funds: State CalWORKs funds through DPSS

Implementation Schedule: Program to start in 2000.

---

<sup>1</sup>CalWORKS is the California implementation plan for the federal welfare reform.

**32. TRANSITIONAL SUPPORT FOR HOMELESS CALWORKS FAMILIES**

*Relocation Grant for Homeless Families*

One-time relocation assistance of up to \$1,500 would be provided to CalWORKs families coming out of publically-funded transitional housing programs. Families must provide proof of emergency need and substantiate that they can maintain their housing for the following six months. This relocation grant can be used in conjunction with the partial, time-limited subsidy described in the following paragraph.

*Tenant-based Transitional Rental Assistance*

Partial, time-limited subsidy for previously homeless, working CalWORKs families would be provided for up to 24 months after the family leaves a publically-funded transitional housing program. Families would pay 40 percent of their income for rent in the first year, with an increase to 50 percent in the second year. Inspections would be conducted by Housing Authority inspectors.

*Transitional Subsidized Employment for Homeless Families*

Targeted transitional subsidized employment provided for CalWORKs families coming out of publically-funded transitional housing programs, with the goal of supporting the families' transition from emergency housing to stable residence.

Targeted Population:	CalWORKs participants
Geographic Coverage:	Los Angeles County
Responsible Agency:	CDC
Source of Funds:	State CalWORKs funds through DPSS
Funding Amount:	\$4.3 million in year one and \$7.3 million in year two and each year thereafter
Implementation Schedule:	Program to start in 2000.

**33. EMERGENCY ASSISTANCE TO PREVENT EVICTION**

Rent would be paid to prevent loss of housing by CalWORKs families due to financial hardship, not for lease violations. This once-in-a-lifetime assistance would be for a rent arrearage of up to two months or \$1,500, whichever is less. A similar program, known as the LA Homeless Initiative Rent Assistance Program, was previously funded and administered by Beyond Shelter on behalf of LAHSA.

Targeted Population: CalWORKs participants

Geographic Coverage: Los Angeles County

Responsible Agency: CDC

Source of Funds: State CalWORKs funds through DPSS

Funding Amount: \$3.75 million a year

Implementation Schedule: Program to start in 2000.

### **34. HOUSING COUNSELING/TRAINING**

This program involves training for DPSS and training/counseling for CalWORKs participants. Training would be provided to DPSS eligibility and GAIN services workers on housing issues which are likely to confront families receiving CalWORKs. For CalWORKs participants, tenant/landlord issues and other housing topics would be covered in a Life Skills module. In addition, the DPSS could refer families receiving housing assistance from DPSS for individualized housing counseling.

Targeted Population:	CalWORKs participants
Geographic Coverage:	Los Angeles County
Responsible Agency:	CDC
Source of Funds:	State CalWORKs funds through DPSS
Funding Amount:	\$500,000 to nonprofit housing agencies via sub-contract to the Housing Authority a year
Implementation Schedule:	Program to start in 2000.

---

**Priority 4      Planning and Administration**

---

Priority Need	Five Year Objectives: 2000-2005
<b>Planning and Administration Fair Housing Activities</b>	<b>Serve 30,000 people through fair housing (housing discrimination enforcement, education of fair housing laws, etc.) activities.</b>

Planning encompasses studies, analysis, and preparation of plans, ranging in scope from environmental, urban design, policy planning, management, and capacity building activities. Planning allows local government staff to determine neighborhood housing needs and priorities, develop strategies for implementing programs, evaluate goals, and provide coordination and monitoring of activities.

HUD and state Housing Element law requirements create a need for jurisdictions to focus on building databases on land use information, developing need assessments, and provide strategic planning to promote viable communities. The County needs to consult with other agencies, groups and citizens for determining the most effective way to use funds in meeting community housing needs.

---

## Programs

---

### 35. FAIR HOUSING PROGRAM

Since July 1, 1983, the County has contracted with the Fair Housing Congress of Southern California to provide fair housing services. The Fair Housing Congress is the umbrella organization for four subcontracting local fair housing organizations based in the San Gabriel Valley, the San Fernando Valley, Long Beach area, and West Los Angeles. The County has prepared a fair housing plan for fiscal years 2000-2005, which describe the strategies the County will undertake to meet its fair housing goals between 2000 and 2005.

Fair housing services vary between the unincorporated areas and the 48 participating cities. The fair housing services contractor is required to distribute literature, make presentations, provide housing vacancy listings and publicize the availability of fair housing services through various media channels and otherwise educate the public in both the unincorporated areas and participating cities. Likewise, the contractor is required to record inquiries and complaints from residents of both the unincorporated areas and participating cities. However, the contractor is required to conduct investigations in the unincorporated areas only. Investigation of discrimination complaints is funded in the unincorporated areas only due to limitations on current funding levels for fair housing activities. As a result, participating cities may opt to contract with a fair housing service provider to conduct investigations. Complaints from residents of participating cities that do not find investigations are referred by the fair housing contractor to an appropriate agency such as the California Department of Fair Employment and Housing (DFEH) or HUD.

Targeted Population:	Homeseekers who have been discriminated against in their housing search
Geographic Coverage:	Urban County for fair housing education Unincorporated County for fair housing education and discrimination complaint investigations
Responsible Agency:	CDC (lead); Fair Housing Congress of Southern California
Source of Funds:	CDBG
Funding Amount:	\$1,250,000 annually
Implementation Schedule:	2000-2001

### 36. TRANSIT ORIENTED DISTRICTS (TOD) PROGRAM

In 1996, the Department of Regional Planning initiated a program to develop and implement Transit Oriented Districts (TODs) surrounding four metropolitan Blue Line Light Rail Stations and two Green Line Light Rail Stations in unincorporated County communities. These districts include all land use within approximately one-quarter mile of the Slauson, Florence, Firestone and Imperial Blue Line stations and one-half mile of the Vermont and Hawthorne Green Line stations. (See maps)

This program establishes TODs as supplemental districts to provide a means of implementing the objectives of the Transit Village Act of 1994 as well as encourage transit-oriented development. Transit Oriented Districts encourage a mix of residential, retail, office, open space, and public land uses in a walkable environment, making it convenient for residents and employees to travel by public transit, bicycle, or foot. TODs also promote the efficient use of land for the mutual reinforcement of public investments in the transit system and private development. One key feature is the inclusion of mixed use zones which encourage residential construction above commercial components.

The Blue Line TOD Ordinance was adopted by the Board of Supervisors in July, 1999. The Green Line TOD Ordinance is anticipated to be adopted by the Board in early 2000. To promote the use of the TOD ordinances, the County will design a marketing/outreach strategy targeting both the for-profit and non-profit development community.

Targeted Population:	Residents in the TOD areas
Geographic Coverage:	Unincorporated areas as specified. One-quarter mile area surrounding the Slauson, Florence, Firestone and Imperial Blue Line stations and one-half mile area surrounding the Vermont and Hawthorne Green Line stations
Responsible Agency:	DRP/CDC
Source of Funds:	MTA-Blue Line Stations; DPW - Congestion Management - Green Line Stations
Funding Amount:	\$500,000                      MTA    \$250,000(est.)                      DPW Over the five years of the program for implementation of TOD ordinances only.
Implementation Schedule:	1996-2001    Adoption of TOD Ordinances October, 2001 Marketing/outreach program - June, 2002

**Map of TOD areas**

**37. HOUSING ELEMENT UPDATE**

State law requires that the Housing Element of all local jurisdictions be updated at least once every five years. The purpose of the update is to determine: 1) the effectiveness of the element in achieving stated goals and objectives; 2) the progress in implementing the element's policies and programs; 3) the appropriateness of the element's goals, objectives, policies, and programs. The next Housing Element update will be for the time period from 2005 to 2010.

Targeted Population:	Residents in the unincorporated area
Geographic Coverage:	Unincorporated Area
Responsible Agency:	DRP; CDC
Source of Funds:	General Fund
Funding Amount:	Dependent upon departmental budget. Funds will be available for the entire planning period.
Implementation Schedule:	January 2003 – Initiate update of Revision 5 to the Housing Element. Adoption due date is June 30, 2005.

**38. MONITORING OF AFFORDABLE HOUSING ACTIVITIES**

**a. Density Bonus Case Monitoring**

The Department of Regional Planning will monitor density bonus cases in the unincorporated County to ensure compliance with contractual requirements. (The units are to be reserved for a minimum period of 30 years, if a density bonus and at least one incentive is granted. If only a density bonus is granted, units shall be reserved for not less than 10 years.) A new data collection system will be implemented to enable better monitoring of density bonus cases. The Community Development Commission will monitor such cases where there is County financing involved.

**b. Coastal Zone Housing Monitoring**

County staff will monitor all low or moderate-income housing developed to replace coastal zone low or moderate-income housing which has been: 1) demolished; 2) converted to a condominium, cooperative, or similar form of ownership; or 3) converted to a nonresidential use. This accounting will include:

- C The number of new housing units approved for construction within the coastal zone after January 1, 1982;
- C The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone;
- C The number of existing residential dwelling units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone;
- C The number of existing residential dwelling units occupied by persons and families of low or moderate income that have been required for replacement;
- C And the designation of the location of the replacement units, either on-site, or elsewhere in the coastal zone, or within three miles of the coastal zone.

Targeted Population:	Residents in unincorporated county and the Coastal Zone
Geographic Coverage:	Unincorporated County and County Coastal Zone
Responsible Agency:	DRP; CDC (where County financing is involved)
Source of Funds:	General Fund
Funding Amount:	Funds will be available for the entire planning period.
Implementation Schedule:	Program to start July 1, 2001.

**39. MONITORING OF HOUSING ISSUES**

Monitor legislation, trends and policy issues related to the development and maintenance of affordable housing in the Los Angeles county. This includes updating the Housing Affordability Index annually, attending periodic meetings with the Community Housing and Economic Development Committee, Regional Housing Needs Assessment and the Southern California Association of Governments (SCAG), and interfacing with other County agencies and the public on these topics.

Targeted Population: Residents in the unincorporated County

Geographic Coverage: Unincorporated County

Responsible Agency: DRP

Source of Funds: General Fund

Funding Amount: Dependent upon departmental budget. Funds will be available for the entire planning period.

Implementation Schedule: Ongoing

#### **40. ANNUAL REPORT ON HOUSING ELEMENT ACCOMPLISHMENTS**

State law requires that all local jurisdictions provide a report to the governing body and to the State Department of Housing and Community Development (HCD) by July 1<sup>st</sup> of each year on the accomplishments of the most recent Housing Element.

Targeted Population:	Los Angeles County Board of Supervisors; HCD
Geographic Coverage:	Unincorporated County
Responsible Agency:	DRP; CDC
Source of Funds:	General Fund
Funding Amount:	Dependent upon departmental budget. Funds will be available for the entire planning period.
Implementation Schedule:	Due to HCD, OPR and the Board of Supervisors on October 1 <sup>st</sup> of each year starting in 2001.

#### **41. SENIOR CITIZEN'S AFFORDABLE SECOND UNIT ORDINANCE IMPLEMENTATION PROGRAM**

Currently, the county allows senior citizen residences as second units subject to a conditional use permit as accessory uses in single-family residential zones. This provision helps to increase the number of units that are affordable to the elderly and the disabled, and it also allows increased density in single-family residential areas.

To address the need to provide affordable housing, this ordinance revision will provide planning fee reductions of 50 percent for qualifying low-income households who may be in non-compliance with their second unit residence.

Targeted Population: Homeowners, especially senior citizens

Geographic Coverage: Unincorporated County

Responsible Agency: DRP

Source of Funds: - General Fund to cover cost of zoning ordinance change  
- Reduced case processing fees to cover partial cost of senior second unit applications, and General Fund to cover remaining cost of case processing.

Funding Amount: Staff costs for zoning ordinance change estimated at \$25,000. Dependent on number of reduced-fee senior case applications received each year, General Fund costs to supplement partial case processing fees could amount to \$10,000 or more per year.

Implementation Schedule: October 1, 2001 - April 1, 2002 for ordinance change

## 42. CHILD CARE FACILITIES ORDINANCE IMPLEMENTATION PROGRAM

Increased development throughout Los Angeles County will require additional child care facilities. In response to current and anticipated needs for child care, the child care facilities ordinance implementation program seeks to establish incentives for the inclusion of child care facilities in major residential and commercial developments in the unincorporated area.

State law encourages local governments to grant commercial density bonuses to developers of commercial and industrial projects that set aside space for child care facilities.<sup>2</sup> In addition, the County will consider offering other development incentives such as fee waivers or less than required parking requirements.

The County is currently making changes to update the Zoning Ordinance to achieve consistency with State law as well as exploring ways to reduce costs and expedite permitting processes for child care providers.

Targeted Population:	Developers of residential and commercial projects
Geographic Coverage:	Unincorporated County
Responsible Agency:	DRP
Source of Funds:	General Fund
Funding Amount:	Funds will be available for the entire planning period.
Implementation Schedule:	July 1, 2001 - December 31, 2001

---

<sup>2</sup> Government Code Section 65917.5.

## **43. FARM WORKER HOUSING ASSISTANCE**

### **a. Zoning Ordinance Revision**

To ensure the provision of housing for farm workers in the unincorporated area, the Zoning Ordinance will be amended to remove the existing requirement for a conditional use permit for farm worker housing and make such housing subject to a Director's Review in agricultural zones (A1, A2). The following conditions will apply:

- Minimum lot size of at least 10 acres zoned for agricultural use in the case of prime agricultural land, or 40 acres in size in the case of land which is not prime agricultural land\* (see Govt. Code Section 51222 for lot size justification)
- Reserved for 'farm workers' as defined by either the U.S. Department of Agricultural (USDA) Rural Development Administration, or by the California Department of Housing and Community Development (HCD)
- Housing type should be either row housing or multifamily housing or some form of group quarters

The current Zoning Ordinance does not define the terms 'farm worker' or 'farm worker housing'. As a part of this program, the Zoning Ordinance will be amended to add the two terms as the following:

- 1) An agricultural employee or 'farm worker' is any employee engaged in agriculture as defined in the California Labor Code Section 1140.1(a) and also includes any person who works at a packing shed for a labor contractor or other entity that contracts with an agricultural employer in order to perform services in connection with handling, drying, packing, or storing any agricultural commodity in its raw or natural state (Health and Safety code Section 50517.5(g)(1)).
- 2) 'Farm worker housing' is housing reserved for farm workers.

### **b. Outreach and Implementation**

To promote the use of the Farm worker Housing ordinance, the county will design an outreach program targeting major growers and groups working with the county's farm worker population. In addition, the county will also provide technical assistance for applications to USDA and/or HCD for funding.

### **c. Outreach and Assistance to Nonprofit Builders of Farm worker Housing**

In order to further promote farm worker housing, the county commits to assisting interested nonprofit housing providers with the following services:

- 1) Assistance in identifying and selecting suitable non-farm sites within the Antelope Valley that could accommodate farm worker housing;
- 2) Case processing assistance, if needed; and
- 3) Technical assistance in filing applications for funding assistance through USDA or state HCD programs for farm workers.

Targeted Population:	Farm workers living and working in the Unincorporated Area
Geographic Coverage:	Unincorporated Area
Responsible Agency:	Department of Regional Planning
Source of Funds:	General Fund
Funding Amount:	Dependent upon number of applications. Funds will be available for the entire planning period
Implementation Schedule:	<ul style="list-style-type: none"> <li>a. Zoning Ordinance Revision July 1, 2001 – June 30, 2002</li> <li>b. Outreach to Growers and Implementation: Outreach scheduled for July 1, 2001 through June 30, 2002 Ongoing implementation continuing through end of planning period</li> <li>c. Outreach and Assistance to Nonprofit Builders: Outreach scheduled for July 1, 2001 thorough June 30, 2002 Ongoing implementation continuing through end of planning period</li> </ul>

\*Prime agricultural land is defined and displayed on the ‘Los Angeles County Important Farmland’ map as biennially updated by the California Department of Conservation. Latest available map is for 1998.

#### **44. IDENTIFY SITES FOR MULTI-FAMILY HOUSING**

##### **a. Intent of Program**

This program shall identify adequate vacant sites with water and sewer services to facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobilehomes, emergency shelters, and transitional housing to meet the program objectives identified in sub-section e. below for new housing. Upon identification of a suitable site, the county will commence efforts to either amend the general plan land use category for the site or initiate a re-zoning of the site, or both, as may be needed to allow for the construction of housing to meet the targeted need outlined below.

##### **b. Use by Right**

The program shall provide for sufficient sites with zoning that permits owner-occupied and rental multi-family residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low and low income households. For purposes of this program, the phrase ‘use by right’ shall mean the use does not require a conditional use permit, except that when the proposed project is located in a commercial zone, a significant ecological area, or a hillside management area, a conditional use permit shall be required, as currently mandated by the Zoning Ordinance.

##### **c. Establish Housing Advisory Committee**

A housing advisory committee will be appointed by the Department of Regional Planning to 1) assist in the identification of potential housing sites, particularly sites that may be underused and which could lend themselves to redevelopment as housing sites, 2) aid in determining specific incentives to offer to the private sector to help achieve the county’s quantified objectives for housing production, and 3) assist in identifying ways to remove barriers and regulatory constraints that may inhibit the ability of the county to obtain its housing goals. Committee membership may be comprised of, but is not limited to, the following: nonprofit housing providers, builders, landowners, employers, business groups, community groups, and environmental organizations.

##### **d. Site Selection Criteria**

In determining which sites may be most appropriate for inclusion in this program, the following factors shall be used as guidance:

- Desirable Sites:
  - Water and sewer lines are readily available
  - Public transportation is nearby
  - Paved access is available to the site
  - High density development would be compatible with the existing neighborhood

- Near employment centers
  - Other public facilities and services are nearby and accessible to the intended residents
- Undesirable Sites:
    - Hillside management areas
    - Significant ecological areas
    - Areas within the Santa Monica Mountains National Recreation Area
    - Flood prone areas
    - Earthquake fault zone areas
    - Hazardous waste or brown-field sites

**e. Rezoning Effort**

The county will undertake rezoning of vacant properties that meet the site selection criteria noted above to higher densities to facilitate the development of low and very-low income multi-family housing. Details of this effort are outlined below:

- Targeted Population: Low and very-low income residents
- Program Objectives: Based upon the difference in housing need by income as expressed in the RHNA numbers, and the number of vacant sites identified in Chapter 5, the resulting need for vacant sites by income category is as follows:
- |                        |             |
|------------------------|-------------|
| Very Low Income:       | 8,642 units |
| Low Income:            | 7,319 units |
| Moderate Income:       | 0 units     |
| Above Moderate Income: | 0 units     |
- Geographic Coverage: Unincorporated Area
- Responsible Agency: Department of Regional Planning
- Source of Funds: General Fund
- Funding Amount: Dependent upon departmental budget. Funds will be requested for the entire planning period.
- Implementation Schedule: July 1, 2001 - June 30, 2004

All conditional use permits, coastal development permits, residential subdivisions, and all zone changes that increase residential densities approved after January 1, 1998 shall be deemed to contribute toward the attainment of the objectives of this program.

Program Details:

**Phase 1 – July 1, 2001 – June 30, 2002**

Selection of vacant sites in the unincorporated area for inclusion in the re-zoning program.

Because of the large area to be covered in the unincorporated area, vacant sites will initially be identified through aerial photography. Once identified, staff will analyze sites according to ownership, constraints, and availability of infrastructure. During this time, staff will be completing the preparation of digital zoning maps for the entire unincorporated area so that zoning for this core set of identified vacant sites will be known.

**Annual Report to State** – Submit confirmation of successful completion of vacant site inventory to state HCD via the filing of an Annual Report in 2002.

**Phase 2 – July 1, 2002 – June 30, 2004**

Re-zoning of identified vacant sites from Phase 1.

Until the specific sites have been identified, it is difficult to estimate the number of acres that will be re-zoned and the density at which the re-zoning will occur, since it is highly likely that the sites will be found in widely dispersed locations with varying infrastructure limitations and physical constraints.

Every effort will be made to batch-process the zone changes by sub-region of the county, so that some of the sites will be made available to builders at the earliest possible date. Existing urban areas will be reviewed for possible sites prior to investigating outlying areas in the Santa Clarita Valley and Antelope Valley. The Santa Monica Mountains will not be reviewed for possible sites, because virtually all remaining vacant land is either in hillside, brushfire, or sensitive habitat areas.

The following is a preliminary estimate of the number of acres that would be required at the specified density to meet the county's unmet housing needs. The actual acreage at the various densities will probably include a combination of acreage at different densities.

	25 units/acre	30 units/acre	40 units/acre	50 units/acre
Remaining RHNA Need 15,961 Low/ Very Low Income Units	639 acres	532 acres	399 acres	320 acres

Implementation Schedule: July 1, 2002 – June 30, 2003.  
 Completion of re-zoning for about one half of sites identified in Phase 1  
 July 1, 2003 – June 30, 2004  
 Completion of re-zoning for second half of sites identified in Phase 1

**Annual Report to State** – Submit confirmation of successful completion of vacant site inventory to state HCD via the filing of an Annual Report in 2002.

**f. Incentives to facilitate development:**

**1. Density Bonus**

Under the provisions of the County’s zoning ordinance, when a builder agrees to provide at least 20 percent of the total dwelling units for lower income households, or at least 10 percent of the units for very low income households, or at least 50 percent of the units for senior citizens, the county must grant one of the specified incentives:

- Density bonus of at least 25 percent over the otherwise maximum allowable units;
- Modification of development standards such as, but not limited to, a reduction in setbacks and vehicular parking requirements;
- Approval of mixed use development
- Expedited case processing; and
- Waiver of zoning, environmental impact and sub-division fees, deposits, and/or surcharges.
- If a project exceeds the minimum requirements, the county may authorize additional bonus of 1.25 units for each additional lower income household dwelling unit reserved beyond the minimum required; and a bonus of one unit for each additional senior citizen unit beyond the minimum required.

**2. Infill Development Policy of General Plan**

The General Plan supports a more concentrated form of urban development. It encourages residential infill at densities compatible with and slightly higher than those of surrounding uses. New residential development within existing urban areas may be permitted at densities exceeding those depicted on the Land Use Policy Map subject to conformance with five criteria listed in the Land Use Element.

**3. Affordable Housing Requirement in Marina del Rey**

As part of Phase II development of Marina del Rey, the county-owned small craft harbor, the county is implementing the provisions of Section 65590 of the Government Code to ensure that a component of affordable housing is included in all new housing projects.

**4. Transit Oriented District Sites**

As discussed in Chapter 5, the county has created four transit oriented districts along the Blue Light Rail Line. These sites encourage the provision of affordable housing through incentives that grant the use of mixed-use development that permits commercial use on the ground floor and higher density residential units on the upper floors. Other incentives to lower costs such as cut backs on parking requirements are also provided. Other transit oriented districts are planned along the Green Light Rail Line.

**5. Residential Planned Development (RPD) Zoning**

The RPD zoning allows developers greater flexibility in the design of residential development to meet the constraints of a given site, and allows for a mix of residential densities and types of units on the site. This form of zoning has provided considerable flexibility for modifying development standards and instituting creative design of housing development in challenging situations and physical constraints.

**6. Fee Exemptions for Affordable Housing Developers**

Filing fees for minor modifications to existing or previously approved conditional use permits have been reduced for nonprofit organizations. Furthermore, nonprofit developers of lower income and/or very low-income housing are exempted from payment of zoning and subdivision fees for their projects.

**7. Countywide Affordable Rental Housing Development Program (Financing)**

This Community Development Commission (CDC) housing program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas. Projects are required to have a minimum of 20 percent of units set aside for lower-income households earning below 50 percent of median family income. (See Program 10 for details)

**8. Tax Exempt Multifamily (Renters) Revenue Bond Program (Financing)**

This CDC-administered housing program helps to finance below-market interest rate loans for construction and permanent financing to for-profit and nonprofit developers of multi-family housing in which at least 20 percent of units are set aside for lower-income households earning below 50 percent of median family income. (See Program 11 for details)

---

**Priority 5      Public Facilities and Services**

---

<b>Priority Need</b>	<b>Five Year Objectives: 2000-2005</b>
<b>Public Facilities and Services</b>	<b>Create or improve 17 public facilities, including park and recreational facilities.</b>

The provision of adequate public facilities help support strong, healthy environments for housing developments and well-maintained residential neighborhoods. Such facilities as youth centers, child care centers, parks and recreational facilities, and senior centers often provide needed supportive services for low to moderate-income families and special needs households and help this population maintain self-sufficiency. In addition, these public facilities often serve as part of the housing assistance safety net to disseminate information on needed services.

The County has assigned a high priority to general public services, and funds approximately 85 nonprofit organizations to deliver services throughout the unincorporated areas of the five Supervisorial Districts. Other major programs included under the general public services category include a variety of County Parks and Recreation programs offered at the public park sites, and graffiti removal programs for commercial, residential, and public properties located in unincorporated targeted areas.

---

## Programs

---

### 45. PARKS AND RECREATION CENTERS

The Los Angeles County Department of Parks and Recreation will undertake the following five park and recreational center improvement projects using CDBG funds to help address the burgeoning demand and need for upgrading of such facilities. Improvements of these public facilities help maintain a quality living environment in neighborhoods.

#### *City Terrace Park General Improvements*

General improvements will be made at City Terrace Park, serving the unincorporated East Los Angeles area. Improvements will include the construction of a new gymnasium.

#### *Roosevelt Park General Improvements*

General improvements will be made at Roosevelt Park, serving the unincorporated Florence-Graham area. Improvements will include the development of site furnishings, an exercise par course, picnic area improvements, drinking fountain and flag pole installation, etc.

#### *Lennox Park General Improvements*

General improvements will be made at Lennox Park, serving the unincorporated Lennox area. Improvements include the expansion of an existing community building and additional upgrade to the senior center.

#### *Amigo Park General Improvements*

General improvements will be made at Amigo Park, serving the unincorporated Northeast Whittier area. Improvements include the development of an irrigation system and associated landscaping and turf improvements.

#### *Steinmetz Park Community Building Improvements*

General improvements will be made to Steinmetz Park Community Building.

Targeted Population:	Residents in the unincorporated area
Geographic Coverage:	Unincorporated County
Responsible Agency:	Department of Parks and Recreation
Funding Amount:	\$1,950,000 CDBG \$4,742,000 Proposition A and Quimby Act Funds over the next five years.
Implementation Schedule:	2000-2005

**46. SOUTH SCATTERED SITES (HOUSING) MANAGEMENT OFFICE**

In order to provide better services to the 33 affordable housing developments in the South Central area of Los Angeles County, the County plans to rehabilitate a building located at 105<sup>th</sup> and Normandie to serve as a centralized field office for these developments. The field office will provide counseling and information regarding affordable housing to the public.

Targeted Population:	Residents in the 33 affordable housing developments of the South Central area of Los Angeles County
Geographic Coverage:	South Central area of Los Angeles County
Responsible Agency:	CDC - Housing Management Division
Source of Funds:	CDBG
Funding Amount:	\$165,000 Over the next five years.
Implementation Schedule:	2000-2005

**47. COMMUNITY AND SENIOR SERVICE CENTERS**

Community and senior service center facilities will be rehabilitated to include air conditioning, roofing, flooring, painting and equipment. In addition, a new senior citizen center will be built in the unincorporated Hacienda Heights area at Steimetz Park. CDBG funds will also be used for operating supportive service programs to two community centers in the unincorporated County.

***South Whittier Community Center Operations***

This community center provides a variety of supportive services to lower- and moderate-income residents of unincorporated South Whittier, particularly residents of nearby County public housing developments. The Department of Children and Family Services, and the Southeast Area Social Service Funding Authority will occupy the center and offer parenting training, foster parent and adoption information, job training and referral to eligible youth and adults, information and referral to social service agencies, and a family learning center/computer lab to foster reading, math proficiency, computer and job readiness skills.

***Santa Clarita Valley Services Center***

This community service center provides a variety of social services, such as referral to social service agencies, emergency services and food distribution to the homeless, conflict mediation services, a literacy program and immunization clinics to lower- and moderate-income residents of the Santa Clarita Valley.

Targeted Population:	Residents in the unincorporated County Senior citizens in Hacienda Heights Lower- and moderate income residents of South Whittier and Santa Clarita Valley
Geographic Coverage:	Unincorporated County with specific projects in Hacienda Heights, South Whittier and Santa Clarita Valley
Responsible Agency:	CDC - Housing Management Division; Community and Senior Services of Los Angeles County; Department of Parks and Recreation
Source of Funds:	CDBG; General Fund; Proposition A
Funding Amount:	\$2,184,000 CDBG \$ 850,000 General Fund \$1,140,000 Proposition A Over the next five years.
Implementation Schedule:	2000-2005

**48. HOMEOWNER FRAUD PREVENTION PROGRAMS**

***1<sup>st</sup> Supervisorial District: Home Improvement and Counseling Project***

The goal of this project is to prevent lower- and moderate-income homeowners from becoming victims of fraud in the purchase of home improvements and repairs, and household goods and services. Additionally, the project protects homeowners facing illegal “equity purchaser” and “foreclosure consultant” schemes.

***2<sup>nd</sup> Supervisorial District: Homeowner Fraud Prevention Project***

The goal of this project is to prevent lower- and moderate-income homeowners from becoming victims of fraud in the contracting for home improvements and repairs, home loans, and household goods and services. Additionally, the project protects homeowners facing illegal “equity purchaser and “foreclosure consultant” schemes.

Targeted Population: Lower- and moderate-income homeowners

Geographic Coverage: 1<sup>st</sup> and 2<sup>nd</sup> Supervisorial Districts

Responsible Agency: Department of Consumer Affairs

Source of Funds: CDBG

Funding Amount: \$190,000 1<sup>st</sup> Supervisorial District  
\$150,000 2<sup>nd</sup> Supervisorial District  
Over the next five years.

Implementation Schedule: Ongoing

---

**Priority 6    Other Activities**

---

<b>Priority Need</b>	<b>Five Year Objectives: 2000-2005</b>
<b>Other Activities</b> <b>Code Enforcement</b> <b>Child Care</b>	<b>Process 40,000 zoning code enforcement cases.</b> <b>Create or improve two facilities as child care centers.</b>

The priority need category “Other Activities” as defined by HUD includes such activities as asbestos removal, non-profit organization capacity building, relocation, loss of rental income, zoning code enforcement and other miscellaneous activities.

The need for code enforcement has been ranked as the second highest housing related need in the Consolidated Plan needs assessment survey, confirming residents’ support for code enforcement as a means to enhance housing conditions, and overall neighborhood quality.

#### 49. CODE ENFORCEMENT PROGRAM

Enforce County of Los Angeles zoning and building codes for property maintenance to reduce health and safety hazards, while eliminating blight. Code enforcement is coordinated with the Community Development Commission's existing housing rehabilitation and Handyworker programs in identifying property owners that may benefit from them. The program provides for the arrest and abatement of neighborhood deterioration and elimination of unsightly, unsafe or unhealthful conditions through repair or demolition of substandard structures and clearance of debris, inoperable vehicles and overgrowth from private landscaping.

Targeted Population: Property owners with zoning and building code violations

Geographic Coverage: Unincorporated areas targeted in the 1<sup>st</sup>, 2<sup>nd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Supervisorial Districts

Responsible Agency: DPW - Building and Safety; DRP - Zoning Enforcement

Source of Funds: CDBG; Tax Increment

Funding Amount:

	1 <sup>st</sup> Supervisorial District	
DPW	\$1,400,000	Walnut Park, Florence and Graham
DRP	\$ 150,000	Cesar E. Chavez
	200,000	Firestone Blvd.
	622,500	Graham
	250,000	Union Pacific
	325,000	Walnut Park
	872,500	East LA, etc.
	2 <sup>nd</sup> Supervisorial District	
DPW	\$1,560,000	
DRP	\$ 300,000	Athens/Westmont
	300,000	East Rancho Dominguez
	200,000	Firestone Blue Line Station
	350,000	Willowbrook
	4 <sup>th</sup> Supervisorial District	
DRP	\$ 200,000	
	5 <sup>th</sup> Supervisorial District	
CDC	\$2,000,000	(CDBG 37.5%, Tax Increment 62.5%)
	W. Altadena	
DPW	\$ 690,000	
DRP	\$1,670,000	

These funds will be distributed over the next five years.

Implementation Schedule: Ongoing

**50. CENTURY STATION CODE ENFORCEMENT PROJECT**

This project provides funding for a regional planning assistant and a firefighter to participate on the Century Station’s Code Enforcement Team. This team issues citations for miscellaneous zoning, health and fire code violations. Cases are tracked until the violations are corrected.

Targeted Population: Property owners with zoning and building code violations

Geographic Coverage: Century Station in 2<sup>nd</sup> Supervisorial District

Responsible Agency: L.A. County Sheriff’s Department; DRP

Source of Funds: CDBG; 2<sup>nd</sup> Supervisorial District Discretionary Funds

Funding Amount: \$195,000 CDBG  
\$100,000 Discretionary Funds  
Over the next five years.

Implementation Schedule: Ongoing

## 51. GRAFFITI REMOVAL PROGRAM

The Graffiti Removal Program provides removal of graffiti from commercial, residential, and public properties located within the unincorporated areas targeted within each supervisorial district. Removal of graffiti will include cleaning, painting and/or sandblasting (except brick surfaces) of all affected surface areas.

This program will, in effect, be contributing to the overall revitalization and stability of the targeted residential neighborhoods while providing meaningful job training opportunities for area residents.

Targeted Population:	Residents in targeted neighborhoods in the unincorporated County
Geographic Coverage:	East Los Angeles, Lennox, Altadena, East Pasadena, East San Gabriel, La Crescenta/Montrose, South Slope San Gabriel Mountains, and unincorporated areas in the 4 <sup>th</sup> District
Responsible Agency:	DPW; Probation Dept.; Watts Labor Community Action Committee; Veterans in Community Service, Sun Village Chamber of Commerce
Source of Funds:	CDBG
Funding Amount:	\$1,979,440 over the next five years.
Implementation Schedule:	Ongoing

## 52. LEAD-BASED PAINT HAZARD REDUCTION PROGRAM

The County is currently completing the Lead-Based Paint Hazard Control Program (Round II) in cooperation with the Department of Health Services. Although the program ended on November 30, 2000, projects are still underway. The CDC applied for a \$4 million grant under Round IV of the federal Lead-Based Paint Hazard Control Grant but did not receive the grant. The CDC is anticipating submitting a joint application with the Department of Health Services for the current NOFA, which is due by May, 1999.

The CDC is aware of the Code of Federal Regulations (CFR) proposed rule which requires federally-funded rehabilitation projects to test for lead hazards if the project cost is more than \$5,000 and to provide full abatement of lead hazards if the cost is more than \$25,000. Based on experience with Lead Abatement under the current program, the CDC's Preservation Unit is prepared to implement interim controls and minor abatement under our existing loan and grant programs. To date, seven (7) staff members have been trained as Lead Certified Project Monitors and Designers.

The CDC will continue to have a working relationship with many agencies including the Department of Health Services (DHS) and the Department of Public Works (DPW) and will continue to take referrals from these agencies. In addition, the County will continue to implement its current policy of notifying property owners, tenants, and contractors of potential lead hazards for all rehabilitation projects involving pre\_1978 properties.

The County will also continue to implement the Residential Sound Insulation Program and associated lead abatement in the Los Angeles International airport area. Specifically, this program is targeted in the Lennox area, which is within the flight pattern of the airport, and is in the unincorporated area of the County.

Targeted Population:	Property owners, tenants, and contractors of potential lead hazards in pre_1978 properties in targeted communities.
Geographic Coverage:	East Los Angeles; Florence-Graham; Lennox; Willowbrook
Responsible Agency:	CDC; DHS; DPW - Building and Safety
Source of Funds:	HUD's Lead-Based Paint Hazard Control Grant
Funding Amount:	Dependent on outcome of NOFA application
Implementation Schedule:	Ongoing

### 53. CHILD CARE CENTERS

The CDC and the Chief Administrative Office are simultaneously involved in developing extensive programs for child care throughout the County. Various funding sources, including County General funds, will be devoted to the development and operation of the childcare centers.

Targeted Population:	Residents in the 1 <sup>st</sup> and 2 <sup>nd</sup> Supervisorial District
Geographic Coverage:	1 <sup>st</sup> and 2 <sup>nd</sup> Supervisorial District
Responsible Agency:	CDC
Source of Funds:	CDBG
Funding Amount:	\$375,000 over the next five years
Implementation Schedule:	Ongoing

---

**Priority 7      Redevelopment and Other Set-Aside Programs**

---

<b>Priority Need</b>	<b>Five Year Objectives: 1999-2004</b>
<b>Redevelopment and Other Set-Aside Programs</b>  <b>County's Redevelopment Projects</b> <ul style="list-style-type: none"> <li>- Maravilla Redevelopment Project</li> <li>- West Altadena Redevelopment Project</li> <li>- Willowbrook Redevelopment Project</li> </ul> <b>City of Industry Housing Program</b>	\$500,000 to construct 6 affordable units. \$1,250,000 to rehabilitate 120 units for low-moderate income households only. \$25,000 to construct 2 affordable units. \$23,800 to rehabilitate 3 units for low-moderate income households only \$2,000,000 to construct 50 affordable units. \$500,000 to rehabilitate 25 units for low-moderate income households only.  Create up to 1,420 rental units within 15 miles of the City of Industry in the Urban County.

The Community Development Commission, acting as a redevelopment agency, administers the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Redevelopment Project Areas to promote economic well being, alleviate blight, and provide affordable housing within these communities. As a redevelopment agency, the Commission is required to comply with provisions of the Health and Safety Code, which requires that all redevelopment agencies adopt implementation plans for each project area every five years.

The new five-year implementation plan for the County's redevelopment program is scheduled to be adopted for the 1999-2004 time frame.

In addition to these redevelopment projects, the County is also responsible for administering the City of Industry Tax Increment Housing "Set-Aside" funds. The City of Industry, having been designated a redevelopment area, generated housing funds to be used for permanent financing of affordable rental and for-sale housing in any political jurisdiction within 15 miles of the City of Industry boundary in Los Angeles County. Some of the funds are reserved exclusively for use in unincorporated County areas within 15 miles of the City of Industry.

---

## Programs

---

### **54. MARAVILLA REDEVELOPMENT PROJECT - AFFORDABLE HOUSING COMPONENT**

The Maravilla Redevelopment Project area is located within the East Los Angeles community at the northeast section of the 60 Pomona and 710 Long Beach freeway intersection. The Community Development Commission's goals and objectives, projects, programs, and expenditures are to continue the area improvements that began in 1973, as well as to prevent the recurrence or re-introduction of blight. Projects with a residential component address a fundamental redevelopment purpose, the provision of housing for all income groups and populations.

The Commission's plan is to spend approximately \$500,000 over the next five years to assist in new construction of up to 6 affordable housing units on infill sites within the project area, which will be restricted to low- and moderate-income families. Another \$1,250,000 will be spent to assist in substantial rehabilitation of approximately 120 housing units that will be restricted to low- and moderate-income families.

Targeted Population:	Low-moderate income families
Geographic Coverage:	Maravilla Community Redevelopment area in the 1 <sup>st</sup> Supervisorial District
Responsible Agency:	CDC
Source of Funds:	Maravilla tax increment; HOME; CDBG; Private
Funding Amount:	\$770,000      Redevelopment Tax Increment over the next five years,
Implementation Schedule:	1999-2004

Map of Maravilla

## 55. WEST ALTADENA REDEVELOPMENT PROJECT - AFFORDABLE HOUSING COMPONENT

The West Altadena Redevelopment Project area is comprised of 80 acres in the western portion of Altadena. The project area has been negatively influenced by the gradual, long-term deterioration of the Lincoln Avenue commercial corridor and the mix of incompatible uses along Woodbury Road. The Community Development Commission's goals and objectives, projects, programs, and expenditures are to continue the area improvements that began in 1986, as well as to prevent the recurrence or re-introduction of blight.

The Commission's plan is to spend approximately \$250,000 over the next five years to assist in new construction of up to 2 affordable housing units on infill sites within the project area, which will be restricted to low- and moderate-income families. Another \$23,800 will be spent to assist in substantial rehabilitation of approximately 3 housing units that will be restricted to low- and moderate-income families.

Targeted Population:	Low-moderate income families
Geographic Coverage:	West Altadena Community Redevelopment area in the 5 <sup>th</sup> Supervisorial District
Responsible Agency:	CDC
Source of Funds:	West Altadena tax increment; HOME; CDBG; Private
Funding Amount:	\$250,000      Redevelopment Tax Increment over the next five years.
Implementation Schedule:	1999-2004

## **Map of West Altadena**

**56. WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT - AFFORDABLE HOUSING**

The Willowbrook Community Redevelopment Project is a 365-acre project located within the unincorporated Willowbrook community. The CDC Economic/Redevelopment Division is undertaking a housing development program in this project area, with the goal of developing affordable housing on scattered sites. The Willowbrook Project area Committee holds monthly meetings to involve residents in addressing community issues, such as crime, graffiti, need for public services, as well as the development owner participation rules, rehabilitation standards, relocation and acquisition procedures and other redevelopment-related issues.

This project provides for the disposition of a 39,325 square foot CDC-owned vacant site for development of up to nine single family units at 1601-1625 East 117<sup>th</sup> Street and 11660-11668 South Compton Avenue.

Targeted Population: Lower-income households earning below 50 percent MFI

Geographic Coverage: Willowbrook Community in the 2<sup>nd</sup> Supervisorial District

Responsible Agency: CDC

Source of Funds: Willowbrook tax increment; HOME; CDBG; Private

Funding Amount: \$2,000,000 Redevelopment Tax Increment  
\$2,000,000 Private  
\$4,000,000 HOME  
\$1,650,000 CDBG

This specific affordable housing project site is located within the Willowbrook Community Redevelopment Project generally bounded along 120<sup>th</sup> Street and Willowbrook Ave.

Targeted Population: Lower-income households earning below 50 percent MFI.

Geographic Coverage: Willowbrook community in the 2<sup>nd</sup> Supervisorial District

Responsible Agency: CDC

Source of Funds: Willowbrook tax increment; HOME; CDBG; Private

Funding Amount: \$1,000,000 Redevelopment Tax Increment  
\$ 500,000 Private  
\$2,000,000 HOME  
\$2,000,000 CDBG  
Over the next five years.

Implementation Schedule: 2000-2005

**Willowbrook Map**

**57. CITY OF INDUSTRY HOUSING SET-ASIDE PROGRAM**

Redevelopment law requires that redevelopment agencies set aside at least 20% of all tax increment revenues generated for the purpose of increasing, improving and preserving housing within the agency's jurisdiction. The City of Industry, located in Los Angeles County, has no property zoned for residential use, and promoted the passage of a law which permitted the City to adopt a housing element requiring no new housing and provided that specified amounts of housing set-aside funds would be transferred to the County Housing Authority to be spent within a 15-mile radius of the City of Industry.

The Los Angeles County Board of Supervisors approved the Industry Fund Allocation and Distribution Plan that enabled the Housing Authority to assure an equitable distribution of the funds according to demand, need and available leverage throughout the 15-mile geographic area known as the Industry Fund Area. The area includes unincorporated portions of the five Supervisorial Districts and about 60 cities. Under the Plan submitted to the Board, the Housing Authority received \$55 million with additional funds accruing at approximately \$8 to \$10 million each year. This money provides for the provision of housing for persons with mental illness, HIV/AIDS, victims of domestic violence, emancipated foster youth and others with special needs in the County.

Targeted Population:	Lower-income households earning below 50 percent MFI; Special needs groups
Geographic Coverage:	Within 15 miles of the City of Industry boundary located in any political jurisdiction
Responsible Agency:	L.A. County Housing Authority
Source of Funds:	City of Industry Set-Aside Fund
Funding Amount:	\$82,000,000 City of Industry Funds (in designated area) \$ 7,800,000 City of Industry Funds (unincorporated areas within designated area) Over the next five years
Implementation Schedule:	Ongoing.

**City of Industry Map**

---

**Priority 8     Housing Inspection and Monitoring Activities**

---

Priority Need	Five Year Objectives: 2000-2005
<p><b>Housing and Contract Shelters Inspection and Monitoring</b></p> <p><b>Contract Shelter/Voucher Hotel Inspection</b></p> <p><b>Generalized Housing Inspection</b></p> <p><b>State Franchise Tax Board Referrals</b></p> <p><b>Housing Task Force</b></p>	<p><b>Inspect downtown shelters and voucher hotels once a month, and inspect all other voucher hotels once every 3 months.</b></p> <p><b>Routinely inspect licensed multi-family developments with 5 or more units countywide.</b></p> <p><b>Refer owners of apartment buildings who fail to correct code violations to State.</b></p> <p><b>Investigate apartments with extreme health, building or safety problems.</b></p>

The Department of Health Services for Los Angeles County is responsible for inspecting and monitoring the maintenance of contracting shelters and voucher hotels as well as multi-family housing with five or more units countywide.

In accordance with the Revenue and Taxation Code concerning substandard housing, owners of apartment buildings who refuse to correct health, safety and/or building code violations are referred to the Franchise Tax Board for further enforcement activities.

## **58. CONTRACT SHELTER/VOUCHER HOTEL INSPECTIONS**

The Department of Health Services routinely inspects downtown Los Angeles contract shelters (for homeless) and voucher hotels once a month, and inspect all other voucher hotels once every 3 months.

Those owners of buildings that do not meet standards and fail to correct violations are removed from county contracts or certification, and may be prosecuted. Staff currently inspect three contract shelters monthly and 70 voucher hotels quarterly.

Targeted Population:	Homeless
Geographic Coverage:	Countywide
Responsible Agency:	Department of Health Services - Environmental Health
Implementation Schedule:	Ongoing

**59. GENERALIZED HOUSING INSPECTION PROGRAM**

The Department of Health Services routinely inspects apartment developments and condominiums containing five or more units within the county's jurisdiction and issues health licenses. Staff also responds to complaints regarding conditions in these structures. Single-family dwellings are also inspected on a complaint-generating basis.

Targeted Population: Residential renters

Geographic Coverage: Countywide

Responsible Agency: Department of Health Services - Environmental Health

Implementation Schedule: Ongoing

**60. STATE TAX PENALTIES FOR HEALTH, SAFETY, AND BUILDING CODE VIOLATIONS**

Owners of apartment buildings who fail, after six months, to correct health, safety and/or building code violations, are referred to the Franchise Tax Board. They are subsequently denied tax deductions on the subject property for property taxes, interest and depreciation. The value of the denied deductions is paid to the County. The owners are provided an opportunity to act and appeal six months after the violation is initially noted. If after the appeal the violation still stands, the owner is referred to the Tax Board.

Targeted Population: Apartment renters

Geographic Coverage: Countywide

Responsible Agency: Department of Health Services - Environmental Health

Implementation Schedule: Ongoing

**61. HOUSING TASK FORCE**

A housing task force investigates apartments in the county with substantial health, building or safety problems, bringing together teams for appropriate agencies such as Public Works, local fire/police departments, and city/district attorneys. The task force works with landlords to resolve violations and prosecute apartment owners as needed.

Targeted Population: Apartment renters

Geographic Coverage: Countywide

Responsible Agency: Department of Health Services - Environmental Health

Implementation Schedule: Ongoing

---

## 10. GLOSSARY

---

### 10.1 ACRONYMS:

ADA:	Americans with Disabilities Act
AFDC:	Aid to Families With Dependant Children
AHS:	American Housing Survey
BMR:	Below-market-rate
CalWORKS:	California Work Opportunities and Responsibility for Kids
CHFA:	California Housing Finance Agency
CEQA:	California Environmental Quality Act
CDC:	Community Development Commission (County of Los Angeles)
CHAS:	Comprehensive Housing Affordability Strategy
CDBG:	Community Development Block Grant
ESG:	Emergency Shelter Grant
FMR:	Fair Market Rent
FHA:	Federal Housing Administration
GAIN:	Greater Avenue for Independence
HOME:	Home Investment Partnership
HOPWA:	Housing Opportunities for People with AIDS
HCD:	Housing and Community Development (California Department of)
HUD:	Housing and Urban Development (U.S. Department of)
LHA:	Local Housing Authority
LAHSA:	Los Angeles Homeless Services Authority
MCC:	Mortgage Credit Certificate
MFI:	Median Family Income
NAHA:	National Affordable Housing Act
PHA:	Public Housing Agency
PUD:	Planned Unit Development
RHNA:	Regional Housing Needs Assessment
SCAG:	Southern California Association of Governments
SCHFA:	Southern California Housing Finance Agency
SRO:	Single Room Occupancy
TANF:	Temporary Assistance for Needy Families
TOD:	Transit-Oriented Development

## 10.2 DEFINITIONS:

**Adequate Housing:** Adequacy of housing is determined in part by social, economic, cultural, climatic, ecological, and other factors. Certain aspects must be taken into account including legal security of tenure; availability of services, materials, facilities, and infrastructure; affordability; habitability; accessibility; and location.

**Affordable Housing:** Housing capable of being purchased or rented by a household with very low, low, or moderate income. Affordable to low and moderate-income households means that at least 20 percent of the units in a development will be sold or rented to lower income households, and the remaining units to either lower or moderate income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30 percent of 60 percent of area median income as periodically established by HCD. Housing units for moderate income must sell or rent for a monthly cost not greater than 30 percent of area median income.

**American Housing Survey (AHS):** The American Housing Survey (AHS) collects data on the nation's housing, including apartments, single-family homes, mobile homes, vacant housing units, household characteristics, income, housing and neighborhood quality, housing costs, equipment and fuels, size of housing unit, and recent movers. Each metropolitan areas sample covers 4,800 or more homes. The survey is conducted by the Bureau of the Census for HUD.

**Assisted Housing:** Generally multi-family rental housing, but sometimes single-family ownership units, that receives governmental assistance under federal programs, state and local multifamily revenue bond programs, local redevelopment programs, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus.

**Below-market-rate (BMR):** Any housing unit specifically priced to be sold or rented to low-or moderate-income households for an amount less than the fair-market value of the unit.

**Blight:** A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

**Bond:** An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

**Comprehensive Housing Affordability Strategy (CHAS):** Predecessor to the Consolidated Plan prepared by the Community Development Commission. The CHAS uses data from the 1990 Census to produce housing affordability measures for geographic areas.

**Density Bonus:** The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

**Deteriorated Housing:** Units with one or more major structural defects but can be rehabilitated/repared at a reasonable cost.

**Developable Land:** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Development Fee:** (See Impact Fee.)

**Disabled:** Persons who have a physical impairment or mental disorder which is expected to be of a long-

continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

**Domestic Violence Shelter:** Emergency or transitional housing for victims of domestic violence. Services usually include counseling and assistance to victims and perpetrators so the cycle of abuse can end.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Elderly:** (See >Seniors=)

**Elderly Housing:** (See >Senior Housing=)

**Emergency Shelter:** (See >Homeless Shelters=)

**Fair Market Rent (FMR):** Rent schedules published in the Federal Register which establishes maximum eligible rent levels allowed under the Section 8 program by geographic area.

**Family:** Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census].

**Greater Avenue for Independence (GAIN):** The purpose of the GAIN program is to teach, train, counsel and help people on the Temporary Assistance for Needy Families (TANF) program, formerly known as Aid to Families with Dependent Children (AFDC) find a job.

**Granny Flat:** (See >Second Unit=)

**Homelessness:** Definitions of homelessness can vary both in scope and time. The scope can range from those "literally homeless" (i.e.: living on the streets) to those living in cars or boats, to those living in shelters or with friends, to those who are at-risk of losing shelter. The scope can even include numbers of people who are living in overly cramped or insufficient housing.

**Homeless Shelters consist of two types:**

**a) Emergency Shelter:** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. Persons may reside in the shelter for a period of time not to exceed six months.

**b) Transitional Housing:** Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

**Household:** All those persons-related or unrelated-who occupy a single housing unit. (See >Family=)

**Housing Demand:** The quantity of housing of specified quality, characteristics and distribution within a geographic area, which is needed and wanted, and therefore actively requested by the prospective occupants, and for which buyers are willing and able to pay the price.

**Housing Market:** That arena of exchange in which rents, prices, sales activity, housing availability and other details of the residential situation are determined and exchanged.

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit has, at least,

cooking facilities, a bathroom, and a place to sleep . It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See »Dwelling Unit,»Family,»and »Household.»)

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Inclusionary Zoning:** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

**Land Suitability:** The appropriateness of land for urban development, taking into account land capability, urban infrastructure, and compatibility of development with environmental values.

**Land Use Classification:** A system for classifying and designating the appropriate use of properties.

**Large Family:** A family of five or more persons.

**Los Angeles Homeless Services Authority (LAHSA):** A joint powers authority formed in 1995 between the City and County of Los Angeles to handle homeless issues and provide services to the homeless. LAHSA regulates and sets minimum standards for homeless shelters to follow, or they will not be funded.

**Low-income Household:** A household with an annual income usually no greater than 80 percent of the area median household income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the (HUD) for the Section 8 housing program.

**Low-income Housing Unit:** Units meeting the standard for »Affordable Housing»-or »Low -income Households.»

**Maintenance:** The activity of keeping a residential property in a state of good repair and sound condition.

**Manufactured Housing:** Residential structures that are constructed entirely in the factory, and which (since June 15, 1976) have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of (HUD). (See »Mobile Home»-and »Modular Unit.»)

**Median Family Income (MFI):** Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median.

**Mixed-use:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A single site may include contiguous properties.

**Mobile Home:** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See »Manufactured Housing»-and »Modular Unit.»)

**Moderate-income Household:** A household with an annual income between the lower income eligibility limits

and 120 percent of the area median family income adjusted by household size, usually as established by (HUD) for the Section 8 housing program. (See »Low-income Household.«)

**Modular Unit:** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (*e.g.*, plumbing and energy conservation). Also called »factory-built-housing and regulated by state law of that title. (See »Mobile Home« and »Manufactured Housing.«)

**Overcrowded Housing Unit:** A housing unit in which the members of the household, or group, are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

**Planned Community:** A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

**Planned Unit Development (PUD):** A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the governing regulations, and the location and phasing of all proposed uses and improvements to be included in the development.

**Redevelop:** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional Housing Needs Assessment (RHNA):** Process performed by the regional planning agency whereby population and housing projections, vacancy rates, and market conditions are used to determine what the housing unit need, for a given area, will be for the future. The housing unit need is further analyzed to determine local jurisdictions' fair share of affordable housing within that region.

**Rehabilitation:** The repair, preservation, and/or improvement of substandard housing.

**Relocation, Residential:** Settlement of households in new locations who have been dislocated from their previous places of residence by actions involving removal of the structures in which they lived.

**Residential Care Facilities for the Chronically III (RCFCI):** Facilities with a licensed capacity of 2 or fewer. Care and supervision is provided to adults who have Acquired Immune Deficiency Syndrome (AIDS) or the Human Immunodeficiency Virus (HIV).

**Revitalization:** The process involved in stimulating public and private re-investments to enhance the social, economic and physical environment of declining urban areas.

**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

**Seniors:** Persons age 62 and older.

**Senior Housing:** Typically housing designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Single Room Occupancy (SRO):** A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Subsidize:** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures.

**Substandard Housing:** The Bureau of the Census and HUD classify residential housing units according to whether the units have physical or structural deficiencies.

- C It lacks hot or cold water or a flush toilet, or both a bathtub and a shower.
- C The heating equipment has broken down at least three times for six hours or more during the previous winter, resulting in the unit being uncomfortably cold for 24 hours or more.
- C It has no electricity, or it has exposed wiring and a room with no working wall outlet and had three blown fuses or tripped circuit breakers during the previous 90 days.
- C In public areas such as hallways and staircases, it has no working light fixtures, no elevator, loose or missing steps and loose or missing railings.
- C It has at least five basic maintenance problems such as water leaks, holes in the floors or ceilings, peeling paint or broken plaster, or evidence of rats during the previous 90 days.

**Tax Increment:** Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low- and low-income housing.

**Temporary Assistance for Needy Families (TANF):** Replaces the former Aid to Families with Development Children (AFDC) program. Under TANF, states determine the eligibility of needy families and the benefits and services those families will receive. States must use the TANF funds consistent with the purposes of the new law which contains strong work requirements, places a time limits on most assistance, reduces welfare dependency, and encourages two-parent families.

**Tenure:** A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Traffic Calming:** Traffic calming can be defined as the restraining of automobile traffic through the use of measures which physically alter the operational characteristics of a roadway. For example, the use of all way stops, reduced speed limits, turn prohibitions, and, in severe situations, full road closures.

**Transitional Housing:** (See Homeless Shelter=)

**Transit Oriented Development (TOD):** A mixed-use community within an easy walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle or on foot.

**Urban County:** As defined by HUD, an Urban County is any county with a population of 200,000 or more, excluding metropolitan cities. The Los Angeles Urban County consists of 48 cities each with populations under 50,000 that have signed cooperation agreements with the County, and the unincorporated County. As the federal grantee for these programs, the County provides participating cities with technical assistance in the planning and implementation of CDBG, HOME, and ESG activities within their jurisdictions.

**Very Low-income Household:** A household with an annual income usually no greater than 50 percent of the area median household income adjusted by household size, as determined by a survey of incomes conducted by a

city or a county in the absence of such a survey, based on the latest available eligibility limits established by the (HUD) for the section 8 housing program.

**Zoning, Exclusionary:** Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

**Zoning, Incentive:** The awarding of bonus credits to a development in the form of allowing more intensive use of land, if public benefits such as preservation of greater than the minimum required open-space, provision for low- and moderate-income housing, or plans for public plazas and courts are included in a project design.

**Exhibit 5-11  
Vacant Land With Approved Projects**

Site No	Case No	SF	MF	Units per acre	Acres	Address	Zoning	Location	Income Category	Sup District
1	TR36441	15		0.9	16	NW cor Longview Rd & Ave W-8	RA-1	Antelope Valley	AM	5
2	TR46361	12		0.2	61	Betw Lancaster Rd & W Branch of Calif Aqueduct	A2-5	Antelope Valley	AM	5
3	TR33560	4		0.4	10	SW Cor 82nd St E & Av U	A2-1	Little Rock, AV	AM	5
4	TR46844	6		0.2	30	N of Searchlight Rd at Quirk Rd	A2-1	Antelope Valley	AM	5
5	TR41777	21	62	0.3	308	Angeles Crest Hwy at Flume Cyn Dr	R1-7, A1-2	Antelope Valley	AM	5
6	TR44430	17		0.2	83	Barrel Springs Rd .25 mi W of Sierra Hwy	RA-1	Antelope Valley	AM	5
7	TR46013	8		0.1	63	N Av T-8, S Barrel Sprg Rd, E 42 St E, W 32 St E	A1-1, A2-2	Antelope Valley	AM	5
8	TR46008	123		3.2	38	E of 45th St W betw L-12 & Av M	R1-7	Quartz Hill, AV	AM	5
9	TR51587	96		3.8	25	SW cor 40th St W & Ave L-8	R1-7	Quartz Hill, AV	AM	5
10	TR52394	66		2.8	24	SE cor 45th St W & Ave L-8	R1-7, 500	Quartz Hill, AV	AM	5
11	PM16832		48	12.0	4	3927 Sierra Hwy betw Crown Valley & Red Rover Mine Rds	C3, R3	Acton, AV	AM	5
12	TR43526	136		0.8	173	SW cor Crown Valley Rd & W Aliso St	A1-1, A2-2	Acton, AV	AM	5
13	TR43538	18		0.1	148	E of Aliso Cyn Rd & S of Carson Mesa Rd	A2-1	Acton, AV	AM	5
14	TR44443	20		0.5	40	Ave Y-8 betw Cedarcroft Rd W of Aliso Cyn Rd	A2-5	Acton, AV	AM	5
15	TR46205	70		0.5	140	1.25 mi NW of Acton on Escondido Cyn Rd	A2-1	Acton, AV	AM	5
16	TR46647	9		0.5	18	Aliso Cyn Rd N of Carson Mesa Rd & W of Tindall Av	A2-1	Acton, AV	AM	5
17	TR46714	9		0.3	30	Wly Terminus of Clanfield St & N of Sierra Hwy	A2-1	Acton, AV	AM	5
18	TR47718	86		0.4	200	N Term of Crown Valley Rd	A2-1	Acton, AV	AM	5
19	TR47788	19		0.5	40	Nly Term of Santiago Rd	A2-1	Acton, AV	AM	5
20	TR48450	33		0.4	90	S of Aliso Cyn Rd betw Av Y-2 & Av Y-8	A2-5	Acton, AV	AM	5
21	TR49240	121		0.4	289	N Term of McEnnery Cyn Rd betw Acton Cyn Rd & Santiago Rd	A2-1	Antelope Valley	AM	5
22	TR49601	72		0.5	147	N Term of Aspen Cyn Rd N of Sierra Hwy	A2-1	Acton, AV	AM	5
23	TR51521	159		0.7	230	Av S, betw 21st St W & 31st St W	A2-1	Antelope Valley	AM	5
24	TR52581		12	12.0	1	2341-45 Montrose Av	R3	La Crescenta	AM	5
25	TR52753		11	11.0	1	2239 Montrose Av	R3	La Crescenta	AM	5
26	TR52595		50	7.1	7	E Walnut Terrace	M1, PR, C3	Walnut Park	13L	1
									37M	
27	TR52144		18	18.0	1	4243 Alondra Bl & 15821-15815 White Av	C2	East Compton	VL	2
28	TR50787	6		0.9	7	20717 Covina Hills Rd	A1-2	E San Gabriel Valley	AM	5
29	TR52047	39		0.8	52	Ely Term of Mesquite Lane	A1-40,000	E San Gabriel Valley	AM	5
30	TR30354	9		0.7	13	SE Cor Colima Rd & Camino Del Sur	A2-1	Hacienda Heights	AM	4
31	TR33243	5		0.4	14	Turnbull Cyn Rd S of Hollytree Rd	A1-1	Hacienda Heights	AM	4
32	TR37080	10		0.8	13	S of Colima Rd & Viewfield Av	A1-1	Hacienda Heights	AM	4
33	TR39961	20		0.8	26	E of Colima Rd & So Viewfield Av	A2-1	Hacienda Heights	AM	4
34	TR46226	11		1.4	8	Hacienda Bl betw Draper Dr & Windrush Dr	A1, RA-1	Hacienda Heights	AM	4
35	TR47038	5		1.7	3	Vallecito Dr betw Belle River Dr & Camino del Sur	RA-1	Hacienda Heights	AM	4
36	TR48632	6		0.7	9	Skyline betw Turnbull Cyn Rd & Edgeridge Dr	A1-1	Hacienda Heights	AM	4
37	TR48333	9		0.1	67	Wly Term of Rough Rider Rd	A1-1	North Claremount	AM	5
38	TR48208		51	2.6	20	S of Pico Cyn Rd & W of I-5	RPD-5,000-3.5U	Santa Clarita Valley	AM	5
39	TR46801	10		5.0	2	1501 Otterbein Av betw Tranbarger St & Colima Rd	R1-6	Rowland Heights	AM	1
40	TR51988	12		4.0	3	S of Valley Bl & W of 2nd Av	A1-6,000	Avocado Heights	AM	1

Data Valid as of October 31, 2000

**Exhibit 5-11  
Vacant Land With Approved Projects**

41	TR52134	137		4.6	30	19362 Walnut Dr	A1-6,000	Rowland Heights	AM	1
42	TR52430	86		6.6	13	16326 & 16340 E Maplegrove St	R1-6,000	Valinda, ESGV	AM	5
43	TR52628	22		4.4	5	1361 Otterbien Av & N of Tranbarger St	RPD-6,000	E San Gabriel Valley	AM	4
44	TR52663	17		5.7	3	735 & 747 Basetdale Av	A1-6,000	Avocado Heights	AM	1
45	TR51290		29	4.8	6	NE Cor Pathfinder & Brea Cyn Cut-off Rd	R3	Rowland Heights	AM	4
46	TR52492	21		3.5	6	19734 Walnut Dr	R3-8U-DP	Rowland Heights	AM	4
47	PM25585		5	5.0	1	18101 Coastline Dr	R3	Malibu/Santa Monica Mtns	AM	3
48	TR30737	13		0.1	160	1955 Cold Canyon Rd	A1-1	Malibu/Santa Monica Mtns	AM	3
49	TR31234	8		0.3	24	W of Cornell School Rd & S of Mulholland Hwy	A1-1, R1-1	Malibu/Santa Monica Mtns	AM	3
50	TR33873	7		0.1	85	W of Coldwater Cyn Rd & N of Piuma Rd	A1-1	Malibu/Santa Monica Mtns	AM	3
51	TR34964	14		0.2	60	W of Westlake Bl & S of county line	A1-1	Malibu/Santa Monica Mtns	AM	3
52	TR34964	11		0.2	60	E of Saddle Peak Rd & N of Pacific Coast Hwy	A1-1	Malibu/Santa Monica Mtns	AM	3
53	TR35998	7		0.3	24	E of Kanan Dume Rd & N of Pacific Coast Hwy	RA-1	Malibu/Santa Monica Mtns	AM	3
54	TR36737	12		0.1	236	N, S & W of Triunfo Cyn Rd & E of Lindero Cyn Rd	A1-1, RR1	Malibu/Santa Monica Mtns	AM	3
55	TR38931	22		0.2	108	Piuma Rd at Cold Cyn Rd	A1-1	Malibu/Santa Monica Mtns	AM	3
56	TR45168	7		0.9	8	N of Piuma Rd, S of Cold Cyn Rd & W of Wood Bluff Rd	CPD	Malibu/Santa Monica Mtns	AM	3
57	TR45342	110		0.2	494	5601 Las Virgenes Rd betw Parkmore Rd & Thousand Oaks Bl	C2-DP, A2-1	Malibu/Santa Monica Mtns	AM	3
58	TR45533	7		0.4	20	Lobo Cyn Rd S of Lobo Vista Rd	A1	Malibu/Santa Monica Mtns	AM	3
59	TR45674	18		0.8	22	3600 Kanan Rd	A1-1	Malibu/Santa Monica Mtns	AM	3
60	TR46277	46		0.2	270	Encinal Cyn Rd 1 mile N of Pacific Coast Hwy	A1-1	Malibu/Santa Monica Mtns	AM	3
61	TR46882	11		0.5	21	Mureau Rd Wly of Round Meadow Rd	RPD	Malibu/Santa Monica Mtns	AM	3
62	TR49899	15		0.3	59	29572 Mulholland Hwy SW of Mulholland Hwy & Lake Vista Dr	RR1, A1-1	Malibu/Santa Monica Mtns	AM	3
63	TR44327	52		0.2	338	NW of Taima Av & La Quilla Dr intersection	A2-2	Chatsworth	AM	5
64	TR49074		19	6.3	3	Nly of Simi Valley Fwy & Wly of Poema Pl	RPD-6,500-8.6U	Chatsworth	AM	5
65	TR30562	55		0.7	80	Bouquet Cyn Rd & Vasquez Cyn Rd	RA-1, A1-2	Santa Clarita Valley	AM	5
66	TR44967	200		0.6	360	S of Vasquez Cyn Rd & 1 mile W of Sierra Hwy	A2-1, A1-1	Santa Clarita Valley	AM	5
67	TR47657	421	115	3.3	163	Copper Hill Dr. and Haskell Cyn Rd.	A2-2, R1-3,000	Santa Clarita Valley	AM	5
							R1-5,000, C2-DP			
68	TR50586	26		2.6	10	Nly Term of Seco Cyn betw San Francisquito & Haskell Cyn Rds	R1-5,000	Santa Clarita Valley	AM	5
69	TR51789	194		2.5	79	N of Coppe Hill Dr & W of Haskell Cyn Rd	RPD-1-3U	Santa Clarita Valley	AM	5
70	TR34385		54	10.8	5	27744 Parker Rd, Castaic	R3-13U-DP	Santa Clarita Valley	AM	5
71	TR42537	95		0.1	720	Lake Huges Rd, Castaic	A2-2	Santa Clarita Valley	AM	5
72	TR43750	522	72	2.8	213	Wly of The Old Rd & 1 mile S of Parker Rd	R1-5,000, R4	Santa Clarita Valley	AM	5
73	TR44373	82		0.6	130	Wly of The Old Rd & 1 mile S of Parker Rd	R1-5,000, R4	Santa Clarita Valley	AM	5
74	TR44429	288		2.1	136	NW Cor Lake Hughes Rd & Old Ridge Route	RPD-5,000-15U	Santa Clarita Valley	AM	5
75	TR44471	31		0.4	86	E of intersection of Sloan Cyn Rd & Madloy St	R1-5,000	Santa Clarita Valley	AM	5
76	TR45084	294		2.0	150	W of Backer Rd & N of Hasley Cyn Rd	RPD-5,000-2.8U	Santa Clarita Valley	AM	5
77	TR45645	67		0.4	160	Hasley Cyn Rd W of Romero Cyn Rd	A2	Santa Clarita Valley	AM	5
78	TR45958	262		1.8	147	The Old Rd W of Interstate 5 & N of Castaic Rd	R1-5,000	Santa Clarita Valley	AM	5
79	TR46564	303		2.3	133	N terminus of Boxwood Ln & Raintree Ln	RPD-5,000-3.3U	Santa Clarita Valley	AM	5
80	TR46798	1	55	1.5	37	1.5 mi from Hasley Cyn Rd off Old Rd betw Hasley & Parker	RPD-3.5U	Santa Clarita Valley	AM	5
81	TR46908	594		1.6	381	Nly ext of Seco Cyn Rd betw Haskell Cyn Rd & San Francisquito	RPD-5,000-3U	Santa Clarita Valley	AM	5
82	TR47646	90		1.1	80	S of Parker Rd & Camino del Valle betw Quail Valley & Cherry Dr	R1-5,000	Santa Clarita Valley	AM	5

Data Valid as of October 31, 2000

**Exhibit 5-11  
Vacant Land With Approved Projects**

83	TR49048	49		1.2	40	W of I-5 & S of Villa Cyn Rd	R1-5,000	Santa Clarita Valley	AM	5
84	TR51644	1,601	901	1.4	1,795	W of San Francisquito Cyn Rd & N of Copper Hill Dr	RPD, C2-DP	Santa Clarita Valley	AM	5
							R3-DP, OS			
85	TR51995		114	7.6	15	The Old Rd S of Hillcrest Prkwy, Castaic	A2-2, R2-DP	Santa Clarita Valley	AM	5
86	PM25058		330	15.7	21	E of McBean Prkwy betw Copper Hill Dr & Northpark Dr	C3-DP	Santa Clarita Valley	M	5
87	TR33608	140	693	7.5	111	Pico Cyn Rd & The Old Rd	RPD-5,000-10U, 26U, 32U	Santa Clarita Valley	AM	5
88	TR47807	77		0.4	199	N Term of Romero Cyn Rd Betw Hasley Cyn & Sloan Cyn Rds	A2-2	Santa Clarita Valley	AM	5
89	TR35783	419		2.8	149	Copper Hill Dr E of Seco Cyn Rd	RPD-5,000-3U	Santa Clarita Valley	AM	5
90	TR43896	280		1.1	247	S of Pico Cyn Rd & W of McBean Pkwy	RPD-1-10U, RA-1,000	Santa Clarita Valley	AM	5
91	TR44800	402		2.2	183	NW of The Old Rd & Backer Rd	RPD-6,000-3.3U	Santa Clarita Valley	AM	5
92	TR45433	876	838	2.1	799	W of The Old Rd betw McBean Pkwy & Magic Mtn Pkwy	RPD-5,000-5U RPD-5,000-13U C3-DP, A1-1, C3	Santa Clarita Valley	AM	5
93	TR45440	7		0.1	99	W of McBean Pkwy Ext betw Decoro Dr & Copper Hill Dr	RPD	Santa Clarita Valley	AM	5
94	TR46183	213		2.8	75	NW cor Copper Hill Dr & Haskell Cyn Rd	RPD-6,000-3U	Santa Clarita Valley	AM	5
95	TR46389		132	0.4	361	Nly Ext of McBean Pkwy betw Decoro Dr & San Francisquito Rd	RPD-5,000-5U, C3	Santa Clarita Valley	AM	5
96	TR48202	134	59	2.8	70	N of Decoro Dr & E of Copper Hill Dr & W of San Francisquito Ck	RPD-5,000-8.6U	Santa Clarita Valley	AM	5
97	TR49958	10		3.3	3	Raintree Ln N of Startree Ln	RPD	Santa Clarita Valley	AM	5
98	TR52302	11		0.5	22	N of Copper Hill Dr betw San Francisquito & Ext of Raintree Ln	A2-1	Santa Clarita Valley	AM	5
99	TR52807	5		1.0	5	N of Haskell Cyn Rd & Copper Hill Dr	RPD-6,000-4U	Santa Clarita Valley	AM	5
100	TR31158	261	180	1.6	278	Plum Cyn Rd E of Bouquet Cyn Rd	RPD-10,000-1.9U RPD-6,000-5.9U	Santa Clarita Valley	AM	5
101	TR37038	45		0.5	88	6800 ft E of Sand Cyn & Lost Cyn Rds & S of Rte 14	A1-2, A2-1	Santa Clarita Valley	AM	5
102	TR44492		634	14.7	43	Canyon Park Bl & Jason Dr	R3-2	Santa Clarita Valley	M	5
103	TR45023		752	16.3	46	E of Rte 14 & W of Woodfall Rd & S of Santa Clara River	RPD-1-20U	Santa Clarita Valley	M	5
104	TR45287		463	23.2	20	Sly of Santa Clara Riv W of Rte 14 N of UP R/W E of Sierra Hwy	R3-2	Santa Clarita Valley	M	5
105	TR46018	1,297	1,203	4.1	603	Ely Ext of Plum Cyn Rd betw Bouquet Cyn Rd & Sierra Hwy	RPD-6,000-6.2U -10,000-2.4U -5,000-20U -6,000-5.9U, A2	Santa Clarita Valley	AM	5
106	TR46353		110	1.7	65	Sierra Hwy, 130 ft SLY of inx of Fitch Av	A1-10,000	Santa Clarita Valley	AM	5
107	TR47200	393		1.6	243	S of Rte 14 & S of Via Princessa	Specific Plan	Santa Clarita Valley	AM	5
108	TR50173	14		0.6	25	Sultus St betw Triumph Av & Brooken Av	A2-1	Santa Clarita Valley	AM	5
109	TR50449	4		0.3	12	NW cor Radclay Av & Brooken Av	A1-2	Santa Clarita Valley	AM	5
110	TR34038	58		0.3	168	Sierra Hwy betw Johnson Rd & Wyse Rd	A1-1	Santa Clarita Valley	AM	5
111	TR36943	197		0.9	225	14600 Soledad Cyn Rd	R1-5,000, OS, R1-40,000	Santa Clarita Valley	AM	5
112	TR50385	339		0.4	908	1.5 mi E of Agua Dulce Airport Wly Term of Valley Sage Rd	A2-1, A1-1	Santa Clarita Valley	AM	5
113	TR51777	19		0.1	190	35100 Anthony Rd, Agua Dulce	A1	Santa Clarita Valley	AM	5
114	TR52458		7	7.0	1	Vermont Av betw 228th St & 232nd St	RPD-5,000-32U	West Carson	AM	2
115	TR52066	6		6.0	1	11713-11715 Success Av	R2	Willowbrook	AM	2

Data Valid as of October 31, 2000

**Exhibit 5-11  
Vacant Land With Approved Projects**

116	TR52079		21	21.0	1	11628-11720 Valley View Av	C3, CH	South Whittier	M	4
117	TR52347	7		7.0	1	11910 & 11924 Ramsey Dr	A1	South Whittier	AM	1
118	TR52761	43		8.6	5	13701 Telegraph Rd betw Victoria St & Mills Av	R2-DP	South Whittier	11L	4
									32M	
119	TR52665	15		7.5	2	1050 Stonebryn Dr betw Ash Park Ln & Sandhurst Ln	R1	West Carson	AM	2
120	TR52062	9		9.0	1	SE cor of 120th St along La Cienega to 123rd St	R1	Del Aire	AM	2
121	PM23965		51	17.0	3	11515 S Budlong Av, Budlong Av & Imperial Hwy	R2	West Athens-Westmont	10VL	2
									41L	
122	TR44323	9		0.7	13	Doyne Rd E of Kinneloa Mesa Rd	R1-4	Altadena	AM	5
123	TR48169	8		4.0	2	6432-6446 San Gabriel Bl betw Sheffield Rd & Longden Dr	R1	East San Gabriel	AM	5
124	TR52621	5		5.0	1	8800-8810 E Arcadia Av	RA-50,000	East San Gabriel	AM	5
125	TR37856	21		0.2	119	Kinclair Dr, Shepstone Dr & Brambling Ln	R1-2, R1-4	Northeast Pasadena	AM	5
126	TR52780	16		8.0	2	127 Jeffries Av	R3-P, C3	South Arcadia	AM	5
127	TR43749	2	4	6.0	1	7634 Sunside Dr	A1-5,000	South San Gabriel	AM	1
128	TR51731	5		5.0	1	2217-2225 Del Mar Av betw Graves Av & Redding Av	R1-5,000	South San Gabriel	AM	1
129	TR52312	7		7.0	1	1223-1231 Delta Av	RA-5,000	South San Gabriel	AM	1
130	TR52296		5	5.0	1	9126 Fairview Av	R1	South San Gabriel	AM	1
131	TR49916	38		0.9	41	NW Cor Ave R & 115th St E	A1-1	Antelope Valley	AM	5
132	TR49040	12		12.0	1	10401 Buford Ave at 104th Street	R2	Lennox	AM	2
133	TR52882	81		0.4	199	N & S sides of Carson Mesa Rd 4300 ft E of Aliso Cyn Rd	A2-1	Acton, AV	AM	5
134	TR52216	18		6.0	3	8448 & 8508 S Millergrove Dr & Slauson Ave	RA-5,000	West Whittier/Los Nietos	5L	1
									13M	
135	TR52755	34		8.5	4	N of 120th St Betw Wilmington & Willowbrook	R2-DP	Willowbrook	AM	2
136	TR52608	63		7.9	8	NW Cor Antelope Valley Fwy & Canyon Park Blvd	Specific Plan	Santa Clarita Valley	AM	5
137	CP99176		41	24.3	2	1307-1327 W 105th Street, Los Angeles	R2	Inglewood	41L	2
138	PM25058		330	15.9	21	E Side of McBean Pkwy, between Copperhill Dr. and Northpark Dr.		Santa Clarita Valley	M	5
139	TR33608	266	567	7.5	112	NW of Pico Canyon and the Old Road	RPD-5,000	Santa Clarita Valley	AM	5
140	TR36375	57		1.0	59	SW corner of Brea Cyn cutoff and Balan Rd.	RA-12,000	East San Gabriel	AM	4
141	TR49531	59		2.0	30	SE Corner of 45th St West and Avenue K	R1-15,000	Antelope Valley	AM	5
142	TR52637	10		0.8	13	On Santiago Rd. 600 ft. North of Soledad Canyon Road	A2-1	Antelope Valley	AM	5
143	TR52901	5		7.0	1	9632 E. Naomi Ave., Arcadia		West San Gabriel	AM	5
144	TR53029	39		19.1	2	4516 Ramsdell Ave., La Crescenta	C1	Montrose	M	5
145	TR53046		8	25.8	0.3	12707-13 Willowbrook Ave.	R3	Willowbrook	2L	2
									6M	
146	TR53113	7		10.6	1	9071 Arcadia Ave.	R2	Antelope Valley	AM	5
		SF	MF		Acres					
Totals	21,167	13,123	8,044		15,340					
Note: SF = Single Family, MF = Multi-Family										
Number of Units Affordable to Households in the Following Income Categories										
	Very Low	Low	Mod		Above Mod					

Data Valid as of October 31, 2000

**Exhibit 5-11**  
**Vacant Land With Approved Projects**

	(VL)	(L)	(M)		(AM)				
	28	113	2,627		18,399				