

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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November 6, 2008

Mr. William T Fujioka  
Chief Executive Officer  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, 7<sup>th</sup> Floor  
Los Angeles, CA 90012

Dear Mr. Fujioka:

**RE: Review of the County of Los Angeles' Adopted Housing Element**

Thank you for submitting the County of Los Angeles' housing element adopted on August 5, 2008 and received for review on August 8, 2008. Pursuant to Government Code Section 65585(h), the Department is required to review adopted housing elements and report the findings to the jurisdiction. The review was facilitated by various communications with Ms. Connie Chung, Supervising Regional Planner.

The adopted element addresses the statutory requirements described in the Department's April 29, 2008 review. We are therefore pleased to find Los Angeles County's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). Among other things, the element now includes analyses of the County's land inventory and land-use controls and strengthens programs to address governmental constraints.

The Department applauds the County's progress toward meeting its share of the regional housing need, including the construction or approval of 2,047 units affordable to lower-income households. Further, the Department commends Los Angeles County's efforts to address existing and projected housing needs through a comprehensive set of strategies encouraging infill, higher density and transit-oriented development, including the County's transit-oriented districts, infill sites utilization, small lot subdivisions and graduated density programs. Finally, the County's programs to facilitate a variety of housing types and affordability, including reasonable accommodation, community land trusts and rental housing development programs and promoting energy conservation such as the green building and green grant programs are noteworthy.

Also, Program 10 generally describes the County's intention to study the feasibility of an inclusionary housing program. Please be aware, if the County adopts an inclusionary housing program, the element should be amended to evaluate the requirements for its potential impacts on the cost and supply of housing to ensure the requirements do not act as a constraint. For example, the evaluation should address whether sufficient regulatory and financial incentives are offered to facilitate compliance with the requirements.

The Department is thankful of the hard work and cooperation of Ms. Chung during the housing element update. The Department wishes Los Angeles County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If you have any questions or the Department can provide assistance in implementing the housing element, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,



Cathy E. Creswell  
Deputy Director