April 28, 2020

Department of Regional Planning  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA  90012

Dear Commissioners,

Thank you for your department’s hard work in developing the proposed County Inclusionary Housing Ordinance and the recently updated Density Bonus Ordinance. I also thank the department’s leadership for discussing the Inclusionary Housing Ordinance with me.

I write on behalf of Abundant Housing LA, a pro-housing education and advocacy organization working to help solve Southern California’s housing crisis. Our organization supports well-designed density bonus programs and inclusionary zoning ordinances, which have increased the supply of new, deed-restricted affordable housing in many jurisdictions.

Abundant Housing is also conscious that some local inclusionary zoning measures, such as Santa Monica’s ordinance and San Francisco’s Proposition C (2016), have been associated with a significant decrease in overall housing production. In the case of San Francisco, the city’s controller released an economic analysis recommending a lower inclusionary percentage, which was ultimately adopted. San Francisco’s example highlights the importance of incentivizing the construction of deed-restricted affordable housing, without negatively impacting total housing production (which ultimately pushes up rents across the board). We believe that the proposed County Inclusionary Housing Ordinance successfully strikes this balance.

To that end, we request that the Department of Regional Planning closely monitor housing construction applications after the potential approval of this ordinance. We also suggest that the ordinance include a trigger to temporarily pause or reduce the inclusionary requirement, if the number of new housing units proposed falls below a long-term production baseline (e.g. the average annual number of housing units proposed between 2016 and 2020).

Thank you for your consideration.

Sincerely,

Anthony Dedousis  
Director of Policy and Research  
Abundant Housing LA