

May 17, 2022

REVISED COUNTY OF LOS ANGELES HOUSING ELEMENT (2021-2029)

May 17, 2022

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Los Angeles Homeless Services Authority
Public Works
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TABLE OF CONTENTS

Table of contents	i
List of Tables	ii
List of Figures	iii
I. Introduction	1
User Guide	1
Executive Summary.....	3
II. Housing Strategy.....	7
Goals and Policies	7
Programs and Objectives	14
III. Background	93
Housing Needs Assessment	93
Housing Constraints.....	131
Natural and Safety Constraints	175
Infrastructure Constraints.....	179
Market Constraints	182
Resources.....	187

LIST OF TABLES

Table II-1: Quantified Objectives (number of units)	14
Table II-2: Housing Element Program Matrix.....	15
Table III-1: Households by Race and Ethnicity - Unincorporated Los Angeles County (2016).....	99
Table III-2: Elderly Households by Income and Tenure - Unincorporated Los Angeles County	101
Table III-3: Disability by Employment Status - Unincorporated Los Angeles County (2018)	102
Table III-4: Developmental Disabilities - Unincorporated Los Angeles County (2019).....	104
Table III-5: Farmworkers by Occupation - Unincorporated Los Angeles County (2017)	108
Table III-6: Households by Household Size - Unincorporated Los Angeles County (2018).....	114
Table III-7: Households by Household Type - Los Angeles County (2018).....	114
Table III-8: Spending on Rent by Income - Unincorporated Los Angeles County (2018).....	116
Table III-9: Housing Type - Unincorporated Los Angeles County (2020)	117
Table III-10: Crowding by Extent and Tenure - Unincorporated Los Angeles County (2018)	118
Table III-11: Substandard Housing - Unincorporated Los Angeles County (2018).....	118
Table III-12: Extremely Low Income Households by Tenure - Unincorporated Los Angeles County (2016)	121
Table III-13: Renter Income - Unincorporated Los Angeles County (2018)	123
Table III-14: Assisted Rental Units at Risk of Conversion.....	124
Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County	125
Table III-16: Rent Subsidies Required	129
Table III-17: Zones that Allow Residential Uses.....	133
Table III-18: Minimum Lot Sizes.....	135
Table III-19: Parking Requirements.....	136
Table III-20: Setback Requirements in Base Zones	138
Table III-21: Permit Types for Residential Uses	142
Table III-22: Permit Types for Residential Uses (continued).....	143
Table III-23: Type Review Characteristics	151
Table III-24: Housing Permits.....	152
Table III-25: Permits and Reviews and the Assigned Type Review	153
Table III-26: Permits and Reviews with Unique Processing Procedures.....	154
Table III-27: Permits and Reviews Required for Land Divisions.....	154
Table III-28: Planning Entitlement Application Fees (Partial List).....	159
Table III-29: Estimated Land Development and Entitlement Fees by Type and Size of Development.....	160
Table III-30: Estimated Building Permit Fees by Type of Unit.....	161
Table III-31: Inclusionary Housing Requirements	167
Table III-32: Density Bonus Ordinance-Density Bonus Sliding Scale.....	169
Table III-33: Density Bonus Ordinance-Parking Reductions	169
Table III-34: Disposition of Mortgage Applications by Applicant Income.....	184
Table III-35: Summary of RHNA Strategies	187
Table III-36: Select Entitled Projects	191
Table III-37: Specific Plan Capacity for 2021-2029 Housing Element Planning Period	202
Table III-38: County-Owned Sites in Cities.....	203
Table III-39: Selected Built Multifamily Residential Developments and Maximum Allowable Units	207
Table III-40: Percentage of Lower Income RHNA Accommodated on Nonvacant Sites	209
Table III-41: List of Recently Entitled or Constructed Housing Developments, 2015-2021.....	215

Table III-42: Low Income RHNA – Publicly-Owned Sites with Pending Projects..... 220
 Table III-43: Very Low/Low Income RHNA - Sites Inventory by General Plan Land Use Designation..... 222
 Table III-44: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation 224
 Table III-45: Very Low/Low Income RHNA - Rezoning Capacity 229
 Table III-46: Moderate- and Above Moderate-Income RHNA - Rezoning Capacity..... 231
 Table III-47: Select Pending Projects..... 233
 Table III-48: Los Angeles Urban County Participating Cities 235
 Table III-49: Funding Sources and Applicable Service Areas..... 236

LIST OF FIGURES

Figure III-1: Population Trend - Unincorporated Los Angeles County (2000-2020) 94
 Figure III-2: Unincorporated Los Angeles County 95
 Figure III-3: Population Projections - Unincorporated Los Angeles County (2000-2045)..... 96
 Figure III-4: Employment Trends - Los Angeles County (2016-2026) 97
 Figure III-5: Population Characteristics - Los Angeles County (2018) 98
 Figure III-6: Population by Age and Sex - Unincorporated Los Angeles County (2018)..... 99
 Figure III-7: Housing Tenure by Age - Unincorporated Los Angeles County (2018) 100
 Figure III-8: Disability by Type - Unincorporated Los Angeles County (2018) 102
 Figure III-9: Disability by Type - Seniors (65 and over) 103
 Figure III-10: Female Headed Households (FHH) - Unincorporated Los Angeles County (2018) 106
 Figure III-11: Large Households - Unincorporated Los Angeles County (2018) 107
 Figure III-12: People Experiencing Homelessness - Unincorporated Los Angeles County (2020) 109
 Figure III-13: Employment by Industry - Unincorporated Los Angeles County (2018) 110
 Figure III-14: Employment by Occupation (2018) 111
 Figure III-15: Drive Time to Work (2018) 111
 Figure III-16: Drive Time to Work (Detail) - Los Angeles County (2018) 112
 Figure III-17: Methods of Commuting (2018) 113
 Figure III-18: Spending on Rent - Unincorporated Los Angeles County (2020) 115
 Figure III-19: Spending on Rent by Income - Unincorporated Los Angeles County (2018) 115
 Figure III-20: New Housing - Unincorporated Los Angeles County (2000-2020) 116
 Figure III-21: Vacant Units by Type (2018)..... 117
 Figure III-22: Housing Units by Year Structure Built - Unincorporated Los Angeles County (2018) 120
 Figure III-23: Renter Income - Unincorporated Los Angeles County (2018)..... 123
 Figure III-24: Inclusionary Housing Submarket Areas 166
 Figure III-25: Hazard, Environmental and Resource Constraints Map..... 175
 Figure III-26: RHNA Capacity 189

I. INTRODUCTION

USER GUIDE

Purpose

The Housing Element is one of the required elements of the General Plan. This Sixth Revision to the County of Los Angeles Housing Element complies with the California Government Code, beginning at Section 65583. This Housing Element Update covers the planning period of October 15, 2021 through October 15, 2029.

The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated Los Angeles County. The primary focus of the Housing Element is to ensure decent, safe, sanitary, and affordable housing for current and future residents, including those with special needs. The Housing Element has been updated to also include a focus on equitable development to counter historical residential segregation and environmental injustice in many of the County's underserved neighborhoods and communities.

The Housing Element includes the following actions:

- Determines the existing and projected housing needs.
- Establishes goals, policies, and implementation programs that guide decision-making on housing needs.
- Sets forth implementing actions that encourage the private sector to build and improve housing; ensure that government policies do not serve as unnecessary constraints to housing production, preservation, and improvement; and ensure that government policies counter the historical patterns of segregation and environmental injustice for communities of color.

General Plan Consistency

The State law requires the elements of the General Plan to be consistent. Section 65583(c)(7) of the Government Code requires that a local jurisdiction's housing element describe "the means by which consistency will be achieved with other general plan elements and community goals." The County has established procedures to ensure internal consistency between the Housing Element and other General Plan elements. Developed concurrently with the Sixth Revision Housing Element is an update to the Safety Element in compliance with State law. As other individual elements are updated, the County has a process in place to review the other General Plan elements (including the Housing Element) for internal consistency.

Housing Element policies presented herein are shaped by other existing General Plan policies, with particular focus on hazard avoidance (i.e., fire hazard areas, Hillside Management Areas, flood zones, seismic zones, etc.); resource protection (i.e., Significant Ecological Areas and major recreational areas); avoidance of irritating noise sources; and the cost of providing and maintaining additional infrastructure, such as for water and sewers, to undeveloped areas. Likewise, the County has

developed policies that support planned housing units near transit and near employment centers. Therefore, several elements of the County's General Plan may influence housing development strategies because they govern natural or man-made factors that impact the County's ability to safely and appropriately accommodate housing, or because they provide opportunities to develop housing with readily available access to transit or employment centers. It is with an eye toward these other contributing factors that the County has determined where and how it can accommodate its planned allocation of housing units.

Document Organization

The Housing Element is comprised of the following sections:

Introduction: This section includes a user's guide to the Housing Element and highlights major housing characteristics and trends, major housing constraints, and an executive summary of the Sites Inventory for future residential development.

Housing Strategy: This section contains the seven key strategies that serve as the organizing framework for the Housing Element Goals and Policies and Implementation Programs chapters.

Background: This section contains the Housing Needs Assessment, Constraints Analysis, and Resources Analysis chapters, including a discussion of natural, safety, infrastructure, and market constraints. The analyses in this section provide the basis for the Housing Element goals, policies, and implementation programs.

Appendices: The appendices contain the Sites Inventory, the Sites for Rezoning, Review of Past Accomplishments, Public Participation Efforts, Affirmatively Furthering Fair Housing Analyses, and the List of Affordable Housing Providers (Qualified Entities).

EXECUTIVE SUMMARY

Strategies to Accommodate the RHNA

The County of Los Angeles is required to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated Los Angeles County to accommodate its share of the regional housing need--also known as the Regional Housing Needs Allocation (RHNA). Unincorporated Los Angeles County has been assigned a RHNA of 90,052 units for the 2021-2029 Housing Element planning period, which is subdivided by level of affordability as follows:

RHNA 2021-2029	Affordability				Total
	Extremely Low ¹ / Very Low (<50% AMI ²)	Lower (50 - 80% AMI)	Moderate (80 - 120% AMI)	Above Moderate (>120% AMI)	
	25,648	13,691	14,180	36,533	90,052

Notes:

1. Pursuant to State law, the projected need of extremely low income households can be estimated at 50% of the very low income RHNA. Therefore, the County’s projected extremely low income can be estimated at 12,824 units. However, for the purpose of identifying adequate sites for RHNA, no separate accounting of sites for extremely low income households is required.
2. AMI = Area Median Income

The County’s Housing Element is organized around seven key strategies, within which the County has developed goals and policies. The goals and policies directly relate to the programs developed to address the County’s housing needs. The seven key strategies include housing availability and housing affordability; stabilizing housing supply against demand; facilitating construction and maintenance of quality housing to ensure livability of neighborhoods; ensuring housing equity; ensuring sustainability in housing production; and ensuring compliance with local, state, and federal requirements through program implementation and monitoring.

The Sites Inventory (Appendix A) is comprised of vacant and underutilized sites within unincorporated Los Angeles County that are zoned at appropriate densities and development standards to facilitate housing development. The Sites Inventory was developed specifically for the County of Los Angeles, and has built-in features that filter sites based on specific criteria, including access to transit, protection from environmental hazards, and other criteria unique to unincorporated Los Angeles County. Other strategies used within the Sites Inventory analysis to accommodate the County’s assigned RHNA of 90,052 units include projected growth of ADUs, specific plan capacity, selected entitled projects, and capacity or planned development on County-owned sites within cities. This accounts for approximately 38 percent of the RHNA. The remaining 62 percent of the RHNA is accommodated by sites to be rezoned to accommodate higher density housing development (Appendix B).

Programs

The Housing Element includes proposed and ongoing programs that reduce regulatory barriers and provide incentives for private development. Programs are categorized into: Short-Term; Medium-Term; Long-Term; and Ongoing programs.

Housing Constraints

Governmental Barriers to Housing Development

In recent years, the County has made significant progress in improving its development review process and procedures, as well as modifying development standards to facilitate residential development. While the land use controls are not considered unreasonable or substantial constraints on development, there remain additional opportunities to remove barriers from the Zoning Code to accommodate the changing housing needs for unincorporated Los Angeles County. Another barrier is the entitlement process itself, which the County has helped to streamline through ordinance amendments, organizational change, technology, and increased efficiencies in case processing. A significant governmental barrier to the production of housing development, however, still remains and is not within the control of the County--compliance with the California Environmental Quality Act (CEQA) can result in lengthy delays to housing production, and the process can also be used by housing opponents to slow or stop residential projects. While CEQA reform is not within the purview of the County, it has proposed several procedural modifications to the review process for environmental documentation that will streamline the process.

Natural, Hazard, and Resource Constraints

Unincorporated Los Angeles County encompasses 2,618.13 square miles; of that area, 86.31%, or 2,259.80 square miles are excluded from the Sites Inventory and the Rezoning Program due to natural, hazard, or resource constraints. These physically hazardous areas include Very High Fire Hazard Severity Zones, and the environmentally sensitive areas include areas containing Western Joshua Trees and other endangered, listed, candidate species or species of concern, and/or areas lacking in basic infrastructure, particularly access to water supplies. Additional areas within unincorporated Los Angeles County are designated within the Coastal Zone, or are designated as national recreation areas or national forests. These designations further constrain the ability to develop housing. Efforts to manage environmentally sensitive habitats and protect lives and property from physical hazards have made development infeasible in many but not all of these areas. For certain areas, the County has previously planned for housing in unincorporated Los Angeles County through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act. The County continues to encourage housing in these designated areas.

Land and Construction Costs

High land costs are one of the major contributing factors to housing prices and rents throughout greater Los Angeles County. The urban areas of unincorporated Los Angeles County are substantially built out, with little or no vacant land available for development. The shortage of developable land further drives up the demand and cost of housing construction. As part of the Sixth Revision of Housing Element, the County has identified underutilized sites for rezoning, which helps mitigate the cost of housing development with the increased economies of scale.

Limited Public Resources for Housing

The Los Angeles County Community Development Authority (LACDA) sponsors the development of affordable and special needs housing in unincorporated Los Angeles County and 48 cities that participate in the Urban County Program. State and federal funding for LACDA has fluctuated in recent years, but generally in a declining trend. The County has developed local sources of funding including a local ballot tax measure known as Measure H and an annual allocation of \$100 million, which is used in conjunction with SB 2 funds (Permanent Local Housing Allocation). However, even with the infusion of local funds, the demand for these financial resources is greater than the available supply, and unincorporated Los Angeles County must compete with the other cities for these funds.

Mortgage Financing

Interest rates on a 30-year mortgage have been low over the past decade, generally below three percent in the past five years. The 2020 median home price for a single-family home in Los Angeles County is \$643,000, having nearly doubled since the Housing Element was last updated in 2014 when Los Angeles County was emerging from a recession. Even with historically low mortgage rates, the approval rates for mortgages among very low income households remain significantly lower than the rates for other income groups, as shown in Table III-34.

Demographic and Housing Statistics for the Unincorporated Los Angeles County

The following is a summary of demographic information and housing statistics. For more detailed information, please refer to the Housing Needs Assessment in Section III.

Demographics

Population: As of 2020, the population was 1,034,689, which accounted for 11 percent of the total population of Los Angeles County.

Race and Ethnicity: According to HUD CHAS data, about 50 percent of the households identify as Hispanic. Approximately 23.7 percent identify as White (non-Hispanic), 11.2 percent identify as Black (non-Hispanic), and 15.1 percent identify as Asian or another ethnicity (non-Hispanic).

Seniors: According to the 2014-2018 ACS, seniors account for 13 percent of the population. Approximately 24 percent of households are headed by seniors. Of the senior-headed households, approximately 78 percent are homeowners and 22 percent are renters.

Persons with Disabilities: Nearly 20 percent of the total population experience a disability. According to the 2014-2018 ACS, 32 percent of persons with a disability are employed compared to 71 percent of persons with no disability.

Homelessness: In 2020, there were an estimated 6,088 people experiencing homelessness in unincorporated Los Angeles County.

Commuting Patterns: Approximately 76 percent of commuters in Los Angeles County, including the unincorporated Los Angeles County, drive 30 minutes or more to get to work. Over 30 percent drive more than an hour.

Housing Characteristics

Housing Supply: Between, 2000 and 2020, the total number of single-family residential units increased 5.1 percent and multifamily residential units increased 11.7 percent.

Housing Stock: A majority of the housing stock is comprised of single-family homes. Multifamily housing accounts for approximately 21 percent of housing units.

Age of Housing: The largest share of housing units were built between 1950 and 1959. Nearly 90 percent of the housing stock was built before 1990, over 30 years of age.

Household Size: Approximately 20 percent of households have five or more people as of 2018.

Overcrowding: “Overcrowded” is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding is more common among renter-occupied units, at 19.3 percent with over 1 person per room, as compared with owner-occupied units, at 6.8 percent with over 1 person per room.

Housing Cost: The median home price in unincorporated Los Angeles County was \$625,000 in 2018

Rental Cost: About 55 percent of all renter-households paid more than 30 percent of their income on rent.

Homeownership Rate: Nearly 61 percent of unincorporated Los Angeles County households own their homes.

II. HOUSING STRATEGY

GOALS AND POLICIES

Strategy 1: Ensure Housing Availability

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to extremely low, very low, low, and moderate income households, and those with special needs. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to: extremely low, very low and low income households, seniors, persons with disabilities (including those with developmental disabilities), large households, female-headed households, people experiencing homelessness and at risk of homelessness, and farmworkers.

Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.

Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary housing requirements.

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

Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities.

Goal 2: Communities with equitable access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.

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

Strategy 2: Ensure Housing Affordability

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance affordability.

Goal 3: A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population.

Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.

Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.

Policy 3.4: Require future Development Agreements and project-based specific plans to include an affordable housing implementation plan that exceeds the requirements in the County's Inclusionary Housing Ordinance.

Goal 4: A comprehensive system of services and housing that prevents and ends homelessness.

Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including acutely low, extremely low, very low, and low income households, people transitioning out of incarceration, and transition age youth.

Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.

Policy 4.3: Assist people living in interim housing to stabilize their lives and transition into permanent affordable housing.

Goal 5: Opportunities for acutely low, extremely low, very low, low, and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households can afford housing that meets their needs.

Strategy 3: Stabilize Housing Supply

The conservation of existing housing maintains a healthy and diverse housing supply.

Goal 6: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.

Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.

Policy 6.2: Ensure no net loss of affordable housing when new development occurs.

Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.

Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing.

Goal 7: Protection against residential displacement.

Policy 7.1: Prioritize funding for affordable housing in areas at higher risk of displacement.

Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.

Policy 7.3: Support permanent affordability policies and programs, including community land trusts, to ensure housing affordability in perpetuity.

Policy 7.4: Implement tenant protections and monitor for efficacy.

Policy 7.5: Facilitate the replacement of units damaged or destroyed in a disaster, and the health and safety of residents displaced by the disaster.

Strategy 4: Facilitate Construction and Maintenance of Quality Housing to Enhance Livability of Neighborhoods

The preservation and maintenance of existing housing, infrastructure, and facilities will serve to meet the overall goal of creating safe and healthy living environments.

Goal 8: Neighborhoods and housing environments that are livable, healthy, and safe for all residents.

Policy 8.1: Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.

Goal 9: An adequate supply of housing preserved and maintained in sound condition.

Policy 9.1: Inspect multifamily rental housing and interim housing on a regular basis to ensure that landlords and operators are maintaining properties.

Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve, or modernize their homes and to remove health and safety hazards.

Strategy 5: Affirmatively Further Fair Housing and Ensure Equity

The opportunity to obtain adequate housing without discrimination is not only an integral part of creating and maintaining a diverse housing supply, but also an important strategy for equitable development.

Goal 10: Accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws.

Policy 10.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically and economically diverse locations throughout unincorporated Los Angeles County, and when possible, locate near support services and facilities.

Policy 10.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, gender identity, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.

Policy 10.3: Promote equal opportunity in housing and community development programs countywide.

Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.

Policy 10.5: Ensure consistency with the Anti-Racism, Diversity, and Inclusion Initiative (ARDI) through equitable and sustainable land use policy.

Strategy 6: Ensure Sustainability in Housing Production

To meet state, regional, and local sustainability goals, the County must minimize the negative impacts of housing production on the environment. The Housing Element, however, encourages planned housing in areas covered by a County-approved area plan or specific plan that has been analyzed by the County under the California Environmental Quality Act and that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation, and other sustainable development features.

Goal 11: Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

Policy 11.1: Ensure consistency with the Our County Sustainability Plan through equitable and sustainable land use policy.

Policy 11.2: Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices.

Policy 11.3: Support policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.

Policy 11.4: Prioritize and concentrate new housing developments in areas intended to reduce environmental impacts and with adequate existing and planned infrastructure, such as road networks and water supply, including any areas covered by a County-approved specific plan or area plan that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation, and other sustainable development features.

Strategy 7: Ensure Compliance through Program Implementation and Monitoring

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

Goal 12: Planning for and monitoring the long-term affordability of adequate housing.

Policy 12.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.

Policy 12.2: Enforce and enhance the housing affordability monitoring system to ensure compliance with funding program regulations and compliance with local, state, and federal laws.

Policy 12.3: Coordinate across County departments to track entitlements and ensure timely reporting of progress towards meeting affordable housing goals.

Policy 12.4: Collaborate across County departments and partner with community-based organizations in pursuing grant funding for affordable housing, planning, and associated infrastructure.

PROGRAMS AND OBJECTIVES

Table II-2 on the following pages lists a summary of housing programs organized by timeframe. These programs implement the County’s housing goals. Specific program guidelines and eligibility requirements are available from the identified lead agencies.

The programs are designed to maintain and increase the supply of housing, especially affordable housing, preserve existing units, and provide equal access to housing opportunities. It is important to note that the majority of the programs are previously adopted, ongoing, regulatory, and funding-based.

Quantified Objectives

Table II-1 summarizes the County’s quantified housing objectives for construction, preservation, and financial assistance over the 2021-2029 Housing Element planning period.

Table II-1: Quantified Objectives (number of units)

Program	Extremely Low (30% AMI* and below)	Very Low (50% AMI* and below)	Low (80% AMI* and below)	Moderate (120% AMI* and below)	Above Moderate	Total
RHNA	12,824	12,824	13,691	14,180	36,533	90,052
New Construction Objectives						
Projected ADUs	---	---	---	2,527	1,073	3,600
Entitled Projects	35	76	551	26	4,010	4,698
Specific Plans	---	156	185	553	5,087	5,981
County-Owned Sites in Cities	757	3,121	3,613	642	157	8,290
Sites Inventory	639	639	1,246	353	50	2,927
Rezoning	2,066	2,066	1,120	2,313	6,523	14,088
Program-Specific Objectives						
Affordable Rental Housing Construction		350	---	---	---	350
Ownership Housing Rehabilitation	---	---	400	---	1,100	1,500
Public Housing Modernization	972	973	---	---	---	1,945
Preservation of At-Risk Housing	126	126	253	---	---	505

*AMI = Area Median Income

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies
Short-Term	Program 1: Marina del Rey Affordable Housing Policy	LACDA, BH, DRP	2022; Ongoing	3.1; 6.2
	Program 2: Florence-Firestone Transit Oriented District Specific Plan	DRP	2022; 2029	1.1; 2.2; 3.1; 8.2
	Program 3: Climate Action Plan	DRP	2022; 2029	11.1; 11.2; 11.3
	Program 4: Safety Element Implementation: Reducing Wildfire Risk	DRP, Fire	2022; 2023	8.2; 11.4
	Program 5: Disaster Recovery Ordinance	DRP	2022	7.5
	Program 6: Priority of Water and Sewer for Affordable Housing	DRP	2022	8.2
	Program 7: East San Gabriel Valley Area Plan	DRP	2023; 2029	1.1; 2.2; 3.1; 8.2
	Program 8: Metro Area Plan	DRP	2023; 2029	1.1; 2.2; 3.1; 8.2
	Program 9: Inclusionary Housing Feasibility and Implementation	DRP	2023; 2029	3.1
	Program 10: Comprehensive Residential Design and Development Standards	DRP	2023	8.2
	Program 11: Residential Parking Program Analysis and Code Update	DRP	2023	1.2; 3.3
	Program 12: Multifamily Housing Rehabilitation	LACDA, DPH, PW	2023; 2029	6.3
	Program 13: Short-Term Rental Registration	TTC, CoCo	2023	6.4; 7.2
	Program 14: General Plan Maintenance Fee	DRP	2023	12.1
	Program 15: Equity Audit of Land Use Plans, Zoning Code, and Infrastructure Planning	DRP, CEO, PW	2022; 2023; Ongoing; 2029	8.2, 10.5
	Program 16: Tenant Opportunity to Purchase Ordinance	DCBA	2023; 2029	6.3
Medium-Term	Program 17: Adequate Sites for RHNA	DRP	2024; Ongoing	1.1
	Program 18: South Bay Area Plan	DRP	2024; 2029	1.1; 2.2; 3.1; 8.2
	Program 19: West San Gabriel Valley Area Plan	DRP	2024; 2029	1.1; 2.2; 3.1; 8.2
	Program 20: Westside Area Plan	DRP	2024; 2029	1.1; 2.2; 3.1; 8.2
	Program 21: Incentives for Lot Consolidation	DRP	2024; 2025	1.1, 1.4
	Program 22: Housing for Acutely Low Income Households Program	DRP	2023; 2024	1.2; 1.4; 1.5; 2.1; 4.1; 3.1; 5.1
	Program 23: Park Access for New Residential Development	DPR	2024; 2029	2.1; 8.2
	Program 24: Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing	DRP	2024; 2025	10.3; 10.4
	Program 25: Adaptive Reuse Ordinance	DRP, LACDA, PW	2024; 2025	1.2; 1.4; 3.2
	Program 26: Accessory Dwelling Unit Construction	DRP	2025; 2026; Ongoing	1.2; 3.1; 3.3
	Program 27: Lead-Based Paint Settlement Housing Remediation	DPH	2027	9.2
Long-Term	Program 28: Missing Middle Program	DRP	2023; 2029	3.1
	Program 29: Housing Types Definitions Program	DRP	2029	1.2; 3.1
	Program 30: Alternative Housing Types and Building	DRP	2029	1.2; 3.2; 3.3

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies
	Methods Program			
	Program 31: Title 21 Update Program	DRP	2029	1.2; 3.3
	Program 32: State Housing Legislation Advocacy	DRP, CEO, CoCo	2029	1.2; 1.4; 1.5; 2.1; 4.1; 3.1; 5.1
	Program 33: Workforce Housing Opportunity Zones	DRP	2029	1.3; 3.1
	Program 34: Countywide Affordable Rental Housing Development	LACDA	2029	1.3; 1.4; 3.1
	Program 35: Section 8 Rental Assistance	LACDA	2029	5.1
	Program 36: Family Self-Sufficiency Program	LACDA	2029	5.1
	Program 37: Preservation of At-Risk Housing	LACDA	2029	6.1
	Program 38: Pilot Community Land Trust Program	CEO, LACDA	2029	7.3; 11.1
	Program 39: Performance Tracking	DRP, PW	2029	12.3
	Program 40: Systematic Code Enforcement	DRP, PW, LACDA, DPH, DCBA	2029	9.1
Program 41: Development of County-Owned Sites	LACDA, CEO	2029	1.1, 1.3, 1.4, 2.1	
Ongoing	Program 42: Preservation Database	LACDA	Ongoing	6.1
	Program 43: Anti-Displacement Mapping Tool and Displacement Risk Study	LACDA	Ongoing; 2028; 2029	7.1; 7.2
	Program 44: Emergency Preservation and Tenant Assistance Fund	LACDA, CEO	Ongoing	5.1; 7.2
	Program 45: Rent Stabilization and Mobilehome Rent Stabilization Ordinances	DCBA	Ongoing; 2029	6.4; 7.4
	Program 46: Stay Housed L.A. County	DCBA	Ongoing; 2022; 2029	5.1; 7.4
	Program 47: Affirmatively Furthering Fair Housing Program	LACDA	Ongoing	10.2; 10.3
	Program 48: Best Practices for Accessible Housing	LACDA	Ongoing	10.4
	Program 49: Affordable Housing and Sustainable Communities	CEO	Ongoing	2.1; 2.2; 8.2; 11.1
	Program 50: Affordable Housing Program Budget	CEO	Ongoing	3.1; 4.1
	Program 51: Public Housing Modernization Program	LACDA	Ongoing	9.2
	Program 52: Rapid Re-Housing and Shallow Subsidy Programs	LAHSA, DHS	Ongoing	4.2; 4.3; 5.1
	Program 53: Safe Parking	LAHSA	Ongoing; 2029	4.2
	Program 54: Services for People Experiencing Homelessness and Homelessness Prevention	LAHSA, DHS, DMH, WDACS	Ongoing	4.1; 4.2
	Program 55: Supportive Housing Programs	LAHSA, LACDA, DHS, DMH	Ongoing	4.2; 5.1
	Program 56: Temporary Housing Programs	LAHSA, DHS, DMH	Ongoing	4.1; 4.2
	Program 57: Homebuyer Assistance	LACDA	Ongoing	5.1
	Program 58: Ownership Housing Rehabilitation Assistance	LACDA	Ongoing	9.2

Table II-2: Housing Element Program Matrix

Timeframe	Program	Responsible Agency	Completion Date	Policies
	Program 59: Childhood Lead Poisoning Prevention Program	DPH	Ongoing	9.2
	Program 60: Historic Preservation Program	DRP	Ongoing	6.3
	Program 61: Annual Zoning Code Technical Update	DRP	Ongoing; 2023	1.2

BH: Beaches and Harbors
 CEO: Chief Executive Office
 CoCo: County Counsel
 DCBA: Department of Consumer and Business Affairs
 DHS: Department of Health Services
 DMH: Department of Mental Health
 DPH: Department of Public Health
 DPR: Department of Parks and Recreation
 DRP: Department of Regional Planning
 LACDA: Los Angeles County Development Authority
 LAHSA: Los Angeles Homeless Services Authority
 PW: Public Works
 TTC: Treasurer and Tax Collector
 WDACS: Workforce Development, Aging and Community Services

Short-Term Programs

Program 1: Marina del Rey Affordable Housing Policy

The 2008 Marina del Rey Affordable Housing Policy will be revised and updated to help ensure compliance with the State Mello Act and to increase affordable housing stock in unincorporated Marina del Rey.

All projects in Marina del Rey undergoing demolition, conversion to a new use, or substantial rehabilitation will be required to replace all existing low and moderate income units. Additionally, newly constructed projects and projects undergoing substantial rehabilitation will be required to provide a set aside of 20 percent of the units for low income housing. The Los Angeles County Development Authority (LACDA) will make Mello Act determinations and work in collaboration with the Department of Regional Planning (DRP) and Department of Beaches and Harbors (DBH) to implement the policy.

Objectives	By December 2022, update the Marina del Rey Affordable Housing Policy. Conduct ongoing implementation of updated replacement and inclusionary housing requirements during the planning period.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population. Policy 6.2: Ensure no net loss of affordable housing when new development occurs.
Timeframe	December 2022 policy update, ongoing implementation
Lead Agencies	Los Angeles County Development Authority, Department of Beaches and Harbors, Department of Regional Planning
Funding Source	N/A

Program 2: Florence-Firestone Transit Oriented District Specific Plan

The intent of the Florence-Firestone Transit-Oriented District (TOD) Specific Plan is to create a land use and zoning policy tool focused on the Florence-Firestone community that would provide more opportunities for affordable housing, encourage transit-oriented development, promote active transportation, improve access to transit, reduce vehicle miles traveled by cars, and streamline the environmental review of future development projects. The Specific Plan will address land use, zoning, and mobility improvements that support housing density and employment in proximity to the three Metro stations in the community: Slauson, Florence, and Firestone Metro A Line (Blue) Stations. The Specific Plan will also incorporate the Housing Element program to rezone sites listed in Appendix B.

As discussed in Table E-17 (Appendix E), limited economic mobility opportunities and lack of public investment are fair housing issues in Florence-Firestone. To address these fair housing issues, the Specific Plan includes a study (completed in 2020) that analyzes the market potential for transit-oriented development in the Project Area. The study explored land uses most conducive to transit-oriented development, such as office, retail, light industrial, commercial and residential mixed use, and multifamily residential. The study will inform zoning map amendments, the land use policy map, development standards, design guidelines and an economic development strategy for the area. In addition, the Specific Plan will include a capital improvement plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan. The plan will also recommend physical elements such as enhanced crosswalks and landscaping to improve the overall public realm experience and encourage more active transit uses. A civic art program will additionally promote an overall sense of place and community identity. These strategies will promote a safer transit experience and encourage greater investment for projects to beautify the area.

Objectives	<p>By February 2022, conduct public hearing before the Regional Planning Commission.</p> <p>By March 2022, conduct public hearing before the Board of Supervisors.</p> <p>By September 2022, adopt the Florence-Firestone Transit-Oriented District (TOD) Specific Plan.</p> <p>By October 2029, achieve increases in living-wage, stable employment and post-secondary credential completion, consistent with goals developed for the County’s Anti-Racism, Inclusion and Diversity (ARDI) Initiative (Program 15).</p> <p>By October 2029, initiate public infrastructure improvements included in the Florence-Firestone Transit-Oriented District Capital Improvement Plan, including at least one street with safety improvements.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County’s RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	July 2022; December 2025
Lead Agency	Department of Regional Planning; Public Works
Funding Sources	Local Early Action Planning Grant, Caltrans Sustainable Communities Grant

Program 3: Climate Action Plan

The County’s Climate Action Plan (CAP) is a component of the General Plan that outlines actions to reduce greenhouse gas emissions and adapt to a changing climate. Adopted in 2015 as an implementation program of the General Plan, the current CAP expired in 2020.

This program updates the CAP, which will tie together climate change initiatives and provide a blueprint for deep carbon emission reductions. Nearly 62% of the greenhouse gas emissions within unincorporated Los Angeles County comes from the transportation sector, with the vast majority of transportation emissions coming from passenger vehicles. Another 29% of greenhouse gas emissions is tied to energy use in buildings and facilities, including power plants, business, and homes. Reducing greenhouse gas emissions within unincorporated Los Angeles County will further pro-housing strategies, such as encouraging housing near transit through transit-oriented development programs. The CAP will include a streamlined procedure for environmental clearance for individual housing projects, thereby reducing the time and expense needed for individual environmental clearances. This program will essentially allow qualifying housing projects to rely on the CAP for their greenhouse gas emissions analysis under the California Environmental Quality Act.

Another major component of the CAP is furthering equity by identifying actions to reduce air pollution and improve community health, particularly focusing on areas disproportionately burdened by environmental pollution. Examples of CAP actions to be implemented by 2025 include: building shade structures at major transit stops, prioritizing communities with high heat vulnerability; and creating and implementing an Urban Forest Management Plan that prioritizes tree- and park-poor communities.

Objectives	<p>By June 2022, release an updated draft CAP.</p> <p>By September 2022, conduct a hearing on the CAP before the Regional Planning Commission.</p> <p>By December 2022, adopt the Climate Action Plan.</p> <p>By December 2025, build shade structures at major transit stops in at least five communities with high heat vulnerability.</p>
Policies	<p>Policy 11.1: Ensure consistency with the Our County Sustainability Plan through equitable and sustainable land use policy.</p> <p>Policy 11.2: Ensure consistency with the County’s Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable construction practices.</p> <p>Policy 11.3: Support policies and programs that aim to reduce resource consumption, such as solar panel installation, cool roof installation, back-up battery power, and incentivization of housing near transit.</p>
Timeframe	June 2022; September 2022; December 2022; December 2025
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 4: Safety Element Implementation: Reducing Wildfire Risk

The Community Planning Assistance for Wildfire Ordinance proposes amendments to Titles 21 and 22 with the goal of reducing damage from wildfires. The Ordinance will limit new development that increases occupancy in Very High Fire Hazard Severity Zones outside of already built-out communities, and address the provision of adequate defensible space, access, and post-wildfire reconstruction.

The Unified Land Management Plan will reduce wildfire risk and intensity in wildfire prone areas and balance the preservation of biologically diverse habitats. The Countywide Community Wildfire Protection Plan will empower residents in wildfire prone areas to better prepare and protect themselves against wildfire events.

Objectives	<p>By the fourth quarter of 2021, conduct additional outreach about the Community Planning Assistance for Wildfire Ordinance.</p> <p>By the first quarter of 2022, conduct Regional Planning Commission public hearing for the Community Planning Assistance for Wildfire Ordinance.</p> <p>By the third quarter of 2022, adopt the Community Planning Assistance for Wildfire Ordinance to reduce damage from wildfires.</p> <p>By December 2023, complete the Unified Land Management Plan and Countywide Community Wildfire Protection Plan.</p>
Policies	<p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p> <p>Policy 11.4: Prioritize and concentrate new housing developments in areas intended to reduce environmental impacts and with adequate existing and planned infrastructure, such as road networks and water supply, including any areas covered by a County-approved specific plan or area plan that plans for housing, affordable housing, natural resource protection, open space preservation, adequate water supplies, necessary infrastructure, wildfire protection, energy conservation and other sustainable development features.</p>
Timeframe	Third quarter of 2022, December 2023
Lead Agencies	Department of Regional Planning, Fire Department
Funding Source	Community Planning Assistance for Wildfire Grant; Prop 84

Program 5: Disaster Recovery Ordinance

The proposed ordinance expands existing regulations for temporary housing for residents affected by a disaster. It establishes consistent procedures for the replacement of buildings and residential structures and the reestablishment of uses damaged or destroyed by a disaster. The ordinance will amend Title 22 (Planning and Zoning) to speed disaster recovery efforts in unincorporated Los Angeles County.

Objectives	By Fall 2021, hold a public hearing before the Regional Planning Commission. By Spring 2022, hold a public hearing before the Board of Supervisors. By Summer 2022, adopt the Disaster Recovery Ordinance.
Policies	Policy 7.5: Facilitate the replacement of units damaged or destroyed in a disaster, and the health and safety of residents displaced by the disaster.
Timeframe	Summer 2022
Responsible Agency	Department of Regional Planning
Funding Source	General Fund

Program 6: Priority of Water and Sewer for Affordable Housing

State law requires that when allocating or planning to allocate available and future water or sewer services designated for residential use, public and private providers shall grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Objectives	Upon adoption and certification, provide copies of the Housing Element to all water and sewer districts that are required to provide service to developments within unincorporated Los Angeles County.
Policies	Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	December 2022
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 7: East San Gabriel Valley Area Plan

The East San Gabriel Valley Planning Area is one of the General Plan's 11 planning areas. There are 24 unincorporated communities in the area, including Avocado Heights, Rowland Heights, Hacienda Heights, Charter Oak, San Jose Hills, Valinda, West Puente Valley, East Irwindale, North Claremont, West Claremont, and Northeast La Verne. These unincorporated communities cover 51.29 square miles and include a population of 242,034. The East San Gabriel Valley Planning Area is comprised of two community plans, two community standards districts, and four equestrian districts. The East San Gabriel Valley Area Plan will act as an umbrella to ensure consistency, as well as identify any General Plan and zone changes that can increase housing opportunities and transit-oriented development. The Area Plan will also incorporate the proposed changes in the Housing Element rezoning program (on sites listed in Appendix B), and will include a Capital Improvement Plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan.

The Area Plan identifies opportunities for encouraging housing and economic development and improving mobility, which supports the General Plan Implementation Program LU-1 (Planning Areas Framework Program). The Area Plan includes the development of a Mobility Plan, which is a companion effort to articulate a regional mobility vision for the East San Gabriel Valley that promotes safe, healthy, efficient, sustainable, and equitable mobility options. This project will examine current conditions in the East San Gabriel Valley Planning Area, review the projects and plans in the area, identify gaps in the transportation network by each mode of travel, and make recommendations for closing the gaps to create a regional network.

The Area Plan will include land use policy map and zone changes to strategically create job opportunities near transit and promote jobs-housing balance. The Area Plan will also streamline and remove barriers to housing development and reduce greenhouse gas emissions.

Furthermore, the Area Plan will bring a cohesive and updated growth vision for the East San Gabriel Valley Planning Area, which advances the County's priorities to address racial inequity and better serve communities of color. The Land Use Element will address environmental justice issues in communities, such as Avocado Heights and South San Jose Hills, where industrial uses are adjacent to residential uses. The Land Use Element will include strategies for transitioning to cleaner industry and mitigating conflicts between industrial and residential land uses. The Land Use Element will also provide recommendations on transforming single-family zoning and consider the need to provide diverse housing types and affordability levels, as well as identify areas for additional density and zone changes. The Economic Development Element will be supported by a summary memo addressing job creation across the socioeconomic spectrum.

Implementation programs of the East San Gabriel Valley Area Plan will be prioritized in communities using mapping tools such as the Equity Indicators Tool, the County's anti-displacement mapping tool (Program 43), and/or the County's Environmental Justice Screening Method (EJSM), which maps levels of cumulative health risk from sources of pollution. This program will further fair housing with a goal of achieving a 10 percent increase in multifamily housing approvals by 2029 in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

Objectives	<p>By the first quarter of 2022, conduct community outreach.</p> <p>By the second quarter of 2022, release draft plan.</p> <p>By the fourth quarter of 2022, begin public hearings.</p> <p>By the second quarter of 2023, adopt the East San Gabriel Valley Area Plan.</p> <p>By October 2029, achieve the goal of permitting at least 1,773 units affordable to lower income households in the East San Gabriel Valley Planning Area, consistent with the quantified objectives of the Sites Inventory and Rezoning Program.</p> <p>By October 2029, achieve a 10 percent increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	Second quarter of 2023; October 2029
Lead Agency	Department of Regional Planning
Funding Sources	Local Early Action Planning Grant, Regional Early Action Planning Grant, Caltrans transportation grant via Southern California Association of Governments

Program 8: Metro Area Plan

The Metro Area is one of the County's 11 planning areas. The Metro Area Plan will include updates to three community plans, four TOD specific plans and seven community standards districts, and will serve as the basis for a future Capital Improvement Plan. The Metro Planning Area unincorporated communities cover 21.34 square miles and include 313,764 people.

The Metro Area Plan will act as an umbrella to streamline multiple layers of regulation and ensure consistency within several transit-rich communities. The Metro Area Plan will incorporate the proposed changes in the Housing Element rezoning program on sites listed in Appendix B, as well as identify any other General Plan and zone changes that can increase housing opportunities, jobs-housing balance and transit-oriented development within the following unincorporated communities: East Los Angeles, Florence-Firestone (a R/ECAP community), Willowbrook (a R/ECAP community), West Rancho Dominguez, East Rancho Dominguez, Walnut Park, and West Athens-Westmont (a R/ECAP community). The Metro Area Plan supports the General Plan Implementation Programs LU-1 (Planning Areas Framework Program) and LU-2 (Transit Oriented District Program).

The Metro Area Plan will include a Mobility Element, which will coordinate land use and transportation, promote active transportation, and include strategies to reduce vehicle miles traveled and improve air quality in the County's most disadvantaged communities. Furthermore, the Metro Area Plan will bring a cohesive and updated growth vision for the Metro Plan Planning Area, which advances the County's priorities to address racial inequity and better serve communities of color.

Table E-28 (Appendix E) identifies factors that contribute to fair housing issues, such as lack of public investment, economic mobility opportunities, and unaffordable rents and sales prices, that affect the Metro Planning Area. Since the Metro Area Plan anticipates enhancing housing opportunities for a diversity of income levels in areas that have been historically underserved or segregated, strategies to address displacement and gentrification will be prioritized. A gentrification and displacement study will evaluate the applicability of a range of mitigation tools including community land trusts, long-term affordability restrictions, jobs/housing linkage fees, and nonprofit and public ownership of land. The study will also address adjacency between industrial and residential uses. The study will be used to inform community benefits policies in the plan. Potential benefits will broadly include affordable housing, community facilities, public open space, complete street interventions, urban greening, and contributions to a Community Benefits fund.

The plan will also include community-specific economic development strategies to encourage development through incentives or land use policy changes (e.g., value capture) as well as redevelopment or tenancing strategies. The focus of these recommendations will be to increase employment through new commercial opportunities and capture spending currently being lost in the Planning Area. If incentives are adopted, this program will include a proactive outreach effort to property owners and business community stakeholders via fact sheets, letters, and social media to publicize the incentives.

Program implementation will be prioritized using tools including the County's anti-displacement mapping tool (Program 43), the County's Equity Indicators Tool and/or Environmental Justice Screening Method Tool, which are mapping applications developed for the County that highlight locations where equity challenges, such as cumulative health risk from pollution sources, are concentrated, as well as socioeconomic and demographic indicators.

Objectives	<p>By November 2021, complete Phase 1 of outreach. (COMPLETED)</p> <p>By January 2022, complete background and technical studies. (IN PROCESS)</p> <p>By May 2022, complete the preliminary internal draft Metro Area Plan.</p> <p>By May 2022, complete Phase 2 of outreach.</p> <p>By June 2022, complete preliminary public review draft Metro Area Plan.</p> <p>By October 2022, complete the public hearing draft Metro Area Plan.</p> <p>By January 2023, complete Regional Planning Commission public hearings.</p> <p>By June 2023, adopt the Metro Area Plan.</p> <p>By December 2023, distribute fact sheets, letters, and use social media to notify property owners of economic development incentives.</p> <p>By October 2029, achieve increases in living-wage, stable employment and post-secondary credential completion, consistent with goals developed for the County's Anti-Racism, Inclusion and Diversity (ARDI) Initiative (Program 15).</p> <p>By October 2029, achieve the goal of permitting at least 2,936 units affordable to lower income households in the Metro Planning Area, consistent with the quantified objectives of the Sites Inventory and Rezoning Program.</p> <p>By October 2029, adopt a capital improvement plan to support public infrastructure investments in the Metro Planning Area, and initiate improvements to at least two parks and safety improvements for at least six streets.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	June 2023
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 9: Inclusionary Housing Feasibility and Implementation

The County adopted an Inclusionary Housing Ordinance, which became effective in December 2020. The Ordinance established submarket areas within unincorporated Los Angeles County to implement inclusionary requirements based on market feasibility and historic building trends by housing type (rental versus ownership). Because market feasibility and building trends vary across the submarkets, the inclusionary requirements likewise vary between submarkets based on housing type.

This program will monitor building activity and comprehensively update the County's Inclusionary Housing Ordinance feasibility study and submarket area boundaries no less than every five years to support additional affordable housing, while ensuring that the inclusionary housing requirements are financially sustainable and legally defensible. Pursuant to the Board of Supervisors' directives on August 4, 2020, the first update, which will be initiated after one year of the ordinance adoption, will address the feasibility of requiring affordable rental housing on sites that are not subject to Government Code section 65583.2(c) and (h) in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and address the feasibility of requiring affordable condominiums on sites that are not subject to Government Code section 65583.2(c) and (h) in the South Los Angeles and Antelope Valley submarket areas. This first update will be followed by a comprehensive update to the feasibility study for all submarket areas, which, according to the Board's directives, will be initiated within two years of ordinance adoption. This program will also explore how the Ordinance can be used to increase deeper levels of affordability, increase rental housing, and multifamily housing in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee. Finally, this program will be coordinated with Program 17: Adequate Sites for RHNA, which will rezone sites to require 20 percent of the units in a housing development to be affordable to lower income households pursuant to Government Code section 65583.2(c) and (h).

Objectives	<p>By the first quarter of 2022, report building permit data and market activity for rental housing construction in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and for condominium construction in the South Los Angeles and Antelope Valley submarket areas.</p> <p>By the third quarter of 2022, amend the Inclusionary Housing Ordinance to include these submarket areas, if supported by the updated feasibility analysis.</p> <p>By the fourth quarter of 2022 initiate a comprehensive update to the feasibility study for all submarket areas.</p> <p>By the third quarter of 2023, amend the Inclusionary Housing Ordinance to include additional submarket areas, if supported by the feasibility analysis.</p> <p>By October 2029, permit at least 500 units of affordable housing for lower income households through the Ordinance.</p>
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	Third quarter of 2023 and every five years thereafter; 2029
Lead Agency	Department of Regional Planning
Funding Source	Regional Early Action Planning Grant

Program 10: Comprehensive Residential Design and Development Standards

This program amends the Zoning Code to add objective development and design standards, particularly for multifamily and mixed-use projects. Objective development standards that are uniformly verifiable to a defined benchmark reduces subjective judgment during the review of housing applications. Importantly, this program will be coordinated with Program 29, which will review and update definitions for various housing types, including single room occupancy units (SROs). The County will seek to further fair housing goals through this program by exploring objective design standards that mitigate exposure to pollution and provide green space/parklets in underserved communities.

Taken together, Program 10 and Program 29 will reduce review timelines and provide greater predictability in the review and approval of various housing projects. This will also help the County meet requirements in State law and also provide certainty and efficiency in the review of residential projects.

Objectives	<p>By the fourth quarter of 2021, prepare draft design requirements.</p> <p>By the second quarter of 2022, finalize design requirements.</p> <p>By the fourth quarter of 2022, conduct Regional Planning Commission and Board of Supervisors public hearings.</p> <p>By the first quarter of 2023, update Title 22 to establish new residential design and development standards, particularly for multifamily and mixed-use projects, and definitions for housing types such as SROs.</p>
Policies	Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	First quarter of 2023
Lead Agency	Department of Regional Planning
Funding Source	Local Early Action Planning Grant

Program 11: Residential Parking Program Analysis and Code Update

Parking requirements contribute to the high cost of housing and can be a barrier to sustainable goals, such as development of infill housing. In this program, DRP will study existing parking conditions in residential areas, test out the success of existing parking reduction strategies, and examine the feasibility of alternate parking regulations, such as unbundling parking from housing, covered parking, and parking maximums, with the goal of identifying those which would be most effective for unincorporated communities.

This effort will accelerate the production of housing by creating certainty and efficiencies in the review of housing developments with respect to parking requirements. It will also accelerate the production of housing through savings in construction and development costs for housing developments.

This effort entails the development of a comprehensive parking study for all unincorporated Los Angeles County, as well as best practices in parking regulation. In addition, the effort will produce an ordinance and supporting CEQA documents to update residential parking requirements in the Planning and Zoning Code (Title 22). This program supports General Plan Implementation Program M-1 (Parking Ordinance).

Objectives	<p>By the fourth quarter of 2021, conduct analysis of existing conditions and Phase 1 of community engagement.</p> <p>By the second quarter of 2022, complete recommendations and draft ordinance.</p> <p>By the third quarter of 2022, conduct Phase 2 of community engagement and Regional Planning Commission public hearing(s).</p> <p>By the third quarter of 2023, adopt updated parking requirements in the Zoning Code.</p>
Policies	<p>Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.</p> <p>Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.</p>
Timeframe	Third quarter of 2023
Lead Agency	Department of Regional Planning
Funding Source	Local Early Action Planning Grant

Program 12: Multifamily Housing Rehabilitation

Rent-stabilized multifamily buildings are an important source of lower-cost housing in unincorporated Los Angeles County. Older buildings, in particular, may require significant investment for owners to maintain them in good condition. Preserving them can be a cost-effective alternative to new construction and prevent displacement of existing tenants.

The County will study the feasibility of providing loans or grants to help multifamily building owners address code violations and make repairs or upgrades, while keeping rents affordable to lower-income tenants through affordability covenants or County rent subsidies. If found to be feasible, the County may seek to develop a pilot program in communities to be prioritized using mapping tools such as the Equity Indicators Tool, the County’s displacement risk mapping tool, and/or the Environmental Justice Screening Method.

Objectives	By December 2023, study the feasibility of creating a multifamily housing rehabilitation program. By December 2029, if found to be feasible, establish a multifamily housing rehabilitation pilot program.
Policies	Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
Timeframe	December 2023, December 2029
Lead Agencies	Los Angeles County Development Authority, Department of Public Health (in partnership with Public Works)
Funding Sources	General Fund and other sources

Program 13: Short-Term Rental Registration

By 2023, this program will require Short-Term Rentals (STR) located within unincorporated Los Angeles County (excluding the Coastal Zone) to be registered with the Treasurer and Tax Collector before operating.

The goal of this program is to preserve available housing stock, promote greater levels of long-term renting, and improve quality of life in neighborhoods that contain STRs. By 2025, the STR updates for the Santa Catalina Island, Marina del Rey and Santa Monica Mountains Local Coastal Plans will be presented to the California Coastal Commission for consideration.

Objectives	<p>Complete STR ordinance, present it to the Board of Supervisors for consideration, and implement the STR requirements by December 2023.</p> <p>Complete revisions to the Santa Catalina Island, Marina del Rey and Santa Monica Mountains Local Coastal Plans and present them to the California Coastal Commission for consideration by December 2025.</p>
Policies	<p>Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing.</p> <p>Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.</p>
Timeframe	December 2023 (Board of Supervisors) and December 2025 (California Coastal Commission)
Lead Agencies	Treasurer and Tax Collector, County Counsel
Funding Sources	<p>Charge a registration fee to recover the costs of program implementation.</p> <p>Collect Transient Occupancy Tax from properties being used for STR activity.</p>

Program 14: General Plan Maintenance Fee

This program will establish a General Plan maintenance fee for certain land use permit types. The fee would be used to fund General Plan implementation programs, including maintenance of the General Plan. The continued maintenance of the General Plan will ensure ongoing consistency with new State laws and local initiatives.

Objectives	By December 2023, establish a General Plan Maintenance Fee to fund General Plan implementation programs.
Policies	Policy 12.1: Ensure collaboration among County departments and other agencies in the delivery of housing and related services.
Timeframe	December 2023
Lead Agency	Department of Regional Planning, Public Works
Funding Source	General Fund

Program 15: Equity Audit of Land Use Plans, Zoning Code, and Infrastructure Planning

In July 2020, the County's Board of Supervisors adopted an anti-racism agenda and established a formal Anti-Racism, Diversity and Inclusion Initiative (ARDI). This broad-based initiative will govern the County's commitment to fighting systemic and systematic racism in all forms, including land use patterns and zoning restrictions affecting communities of color. Each department within the County will be required to develop a department equity action plan to address operational and organizational forms of racism.

In concert with the ARDI Initiative, this program will conduct a comprehensive review of the General Plan, all community-based plans and specific plans, and the Zoning Code from an anti-racist and equity lens. It will seek to remove barriers to equitable housing production, remove racist definitions and terminology, and make proactive changes to promote more inclusive communities and prevent incompatible land uses from affecting communities of color.

Beyond the Zoning Code, LACDA will update the County's standard affordability covenant language to ensure that housing developers conduct local outreach and market new units in the most commonly spoken languages in the community.

Concurrently with these efforts, the County is working to reduce racial disparities in access to physical infrastructure (such as sidewalks, street lighting, urban canopy, water resources, and solid waste infrastructure), and broadband service.

Inequities in infrastructure investments and broadband access are fair housing issues, as they can affect neighborhood quality and housing choice. The COVID-19 pandemic caused many workplaces to become virtual, which increased housing choices and employment opportunities for those who can afford broadband access to work from home. Lack of broadband access also limits the ability for constituents to provide input on County projects. For example, as described in Appendix D, the County's outreach for the Housing Element was conducted largely online due to the pandemic.

Public Works is leading a multi-departmental effort to reduce disparities in infrastructure investments, beginning with the following deliverables by the third quarter of 2022: a compendium of equity-based best practices from infrastructure agencies; goals, metrics, and related actions to achieve equity-based policies; a list of benefits reaped from Public Works investments; definitions of equity, disadvantaged/impacted communities, and community engagement that all Public Works sectors apply; needs-based prioritization methodologies for all possible funding sources, staffing plans, project lists, and grant application processes; a map of all recent and planned County projects in key infrastructure categories, with an overlay of demographic and other equity-based data layers and indices; a report that compares differences in investments by race, socioeconomic status, and incidents of COVID-19 deaths; an assessment of the current process of how Public Works conducts community engagement; an analysis of the current process for fulfilling constituent service requests related to infrastructure and a plan for expanding public access; and an assessment of the feasibility of establishing an additional source of County funds to address infrastructure inequity.

The Chief Executive Office is also leading an effort to advocate for state and federal funding for broadband infrastructure in highly disconnected areas in Los Angeles County, and co-leading the creation of an implementation plan to address the digital divide. The County will produce block-by-

block financial modeling and recommendations on how to close the digital divide in demonstration neighborhoods through a public-private partnership. Neighborhoods will be identified based on existing data related to access to broadband services, prioritized in the highest needs communities, and reflect a diversity of population density.

Objectives	<p>By December 2023, complete equity audit of all land use plans and the Zoning Code.</p> <p>Throughout the planning period, amend land use plans and the Zoning Code to address the findings of the equity audit and to ensure consistency with the ARDI Initiative.</p> <p>By October 2029, achieve a 10% increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.</p> <p>By the third quarter of 2022, complete equity-based analysis of County infrastructure investments and planning practices, and provide recommendations to immediately close infrastructure gaps in R/ECAPs and at least five other communities that meet the County’s program objectives.</p> <p>By the first quarter of 2022, complete an implementation plan for closing the digital divide, and provide recommendations to immediately help at least five communities close the digital divide.</p>
Policies	<p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p> <p>Policy 10.5: Ensure consistency with the Anti-Racism, Diversity, and Inclusion Initiative (ARDI) through equitable and sustainable land use policy.</p>
Timeframe	First quarter of 2022; third quarter of 2022; December 2023; Ongoing
Lead Agency	Department of Regional Planning; CEO-ARDI Initiative; Public Works; Chief Executive Office
Funding Source	General Fund

Program 16: Tenant Opportunity to Purchase Ordinance

Tenant Opportunity to Purchase Act (TOPA) policies aim to prevent renter displacement by providing tenants, tenant groups, community land trusts, and affordable housing developers the first right to purchase single family homes and multi-family residential properties when offered for sale. TOPA policies help tip the scales in favor of families and groups of tenants seeking to become homeowners for the first time and/or seeking to preserve the affordability of their rental property for future generations of tenants. TOPA would slow down the speculative forces produced by corporate and speculative buyers and investors that drive local real estate prices beyond the reach of the average buyer.

On August 10, 2021, the Board of Supervisors directed the Department of Consumer and Business Affairs (DCBA), in collaboration with the Los Angeles County Development Authority (LACDA), DRP, and County Counsel, to work with community-based, mission-driven entities, housing providers, real estate professionals, and other relevant stakeholders to review best practices and lessons learned to develop a report with recommendations for implementation of a TOPA policy in unincorporated Los Angeles County. The recommendations will include a framework for an ordinance, administrative and supportive policies, program process and design, community engagement plan, and identification of costs and funding sources for implementation.

Objectives	By December 2023, adopt a TOPA ordinance for the unincorporated areas. By October 2029, support the purchase of at least five properties.
Policies	Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
Timeframe	December 2023; October 2029
Lead Agency	Department of Consumer and Business Affairs
Funding Source	General Fund

Medium-Term Programs

Program 17: Adequate Sites for RHNA

Unincorporated Los Angeles County has an assigned Regional Housing Needs Allocation (RHNA) of 90,052 units for the planning period covered by this Housing Element. Under existing zoning, the County is unable to accommodate the entirety of its RHNA obligation.

As required by State law, the County will rezone sites to meet its RHNA shortfall of 20,750 very low/low-income units, 9,019 moderate-income units, and 26,005 above moderate-income units. As shown in Table III-35: Summary of RHNA Strategies, upon completion of the rezoning, there will also be an overall surplus of 574 units. The sites selected for rezoning are listed in Appendix B.

The County will implement the rezoning through the Florence-Firestone Transit-Oriented District Specific Plan, East San Gabriel Valley Area Plan, and Metro Area Plan by 2023, and through the West San Gabriel Valley Area Plan, South Bay Area Plan, and the Westside Area Plan by 2024. Additional sites listed in Appendix B, including those in the Gateway Planning Area, will also be rezoned by 2024 to meet its remaining RHNA shortfall.

To meet the shortfall of very low/low income units, the County will increase the maximum allowable densities on approximately 276 acres of land. The maximum allowable densities will range from 30 to 150 units per acre, with minimum densities of 20 to 50 units per acre. In order to comply with Government Code sections 65583.2 (h) and (i), rezoned sites will permit exclusively residential uses or require at least two-thirds residential square footage in a mixed-use development (which exceeds the 50 percent requirement in the Government Code). The sites will permit owner-occupied and rental multifamily uses by right for all multifamily and mixed-use developments in which at least 20 percent of the units are affordable to lower income households. As reflected in Appendix B, each site has the capacity to accommodate at least additional 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.

To meet the shortfall of moderate and above moderate income units, the County will increase the maximum allowable densities on approximately 776 acres of land. The maximum allowable densities will range from 18 to 150 units per acre.

A full list of plan category changes is provided in the Resources chapter.

Also, in order to comply with Government Code section 65583.2(c), the program will rezone sites identified to accommodate very low/low income units in the Sites Inventory that are from previous housing elements to require 20 percent of the units in a housing development to be affordable to lower income households. The sites already allow multifamily developments by right, per zoning and the County's By Right Housing Ordinance. This will be coordinated with Program 9: Inclusionary Housing Feasibility and Implementation.

Furthermore, the County will track the Sites Inventory continually throughout the planning period to ensure compliance with the No Net Loss Law, Government Code section 65863.

Objectives	<p>By November 2024, rezone sites to meet the County's RHNA shortfall of 20,750 very low/low income units, 9,019 moderate income units, and 26,005 above moderate income units, and rezone sites identified from previous housing elements to require 20 percent of the units in a housing development to be affordable to lower income households, in compliance with Government Code section 65583 (c) and sections 65583.2(c) and (h).</p> <p>Ongoing tracking throughout the planning period to be in compliance with Government Code Section 65863.</p>
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.
Timeframe	November 2024; Ongoing
Lead Agency	Department of Regional Planning
Funding Source	General Fund, LEAP, REAP and CalTrans Sustainable Communities grants

Program 18: South Bay Area Plan

The South Bay Planning Area is one of the General Plan's 11 planning areas, and comprises of the communities of West Carson, which includes an existing TOD specific plan; Lennox, which is a R/ECAP community; Alondra Park; Westfield; La Rambla; Hawthorne Island; and Del Aire, which houses another TOD.

The South Bay Area Plan will act as an umbrella to ensure consistency, as well as identify any General Plan and zone changes that can increase housing opportunities and transit-oriented development. The Area Plan will also incorporate the proposed changes in the Housing Element rezoning program (on sites listed in Appendix B), and will include a Capital Improvement Plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan.

The South Bay Planning Area is located in the southwest corner of Los Angeles County. Issues facing the Planning Area include traffic congestion, limited public transportation options, air quality concerns, and a lack of developable land. Also, due to the region's proximity and inclusion of major transportation hubs—LAX and the ports of Long Beach and Los Angeles—goods movement has become an important part of the Planning Area's economy. However, goods movement also creates planning and environmental challenges. While physical infrastructure improvements are needed to ensure that freeways and streets are adequate to serve increased truck volumes, the massive increase in cargo volume has created significant air pollution impacts to neighboring communities. In addition, petroleum refining is a significant source of air pollution in the region. Although manufacturing still plays an important role in the region's economy, certain communities have witnessed a decline in manufacturing/industrial uses in recent years. This creates both brownfield redevelopment potential and land use planning challenges. For instance, in unincorporated West Carson, abandoned industrial sites have been redeveloped into multifamily residential uses, which creates land use incompatibility between the new high-density residential developments and the adjacent active industrial uses. The Planning Area's proximity to LAX, one of the busiest airports in the world, also creates a unique land use planning challenge to the region. Neighboring communities, including unincorporated Lennox and Del Aire, will need to continue their efforts to mitigate the noise impacts generated by aircraft on predominately lower density residential areas.

Implementation programs of the South Bay Area Plan will be prioritized in communities using mapping tools, such as the Equity Indicators Tool, the County's anti-displacement mapping tool (Program 43), and/or the County's Environmental Justice Screening Method (EJSM), which maps levels of cumulative health risk from sources of pollution. This program will further fair housing with a goal of achieving a 10 percent increase in multifamily housing approvals by 2029 in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

Objectives	<p>By November 2024, complete the South Bay Area Plan.</p> <p>By October 2029, achieve increases in living-wage, stable employment, and post-secondary credential completion, consistent with goals developed for the County’s Anti-Racism, Inclusion and Diversity (ARDI) Initiative (Program 15).</p> <p>By October 2029, achieve the goal of permitting at least 739 units affordable to lower income households in the South Bay Planning Area, consistent with the quantified objectives of the Sites Inventory and Rezoning Program.</p> <p>By October 2029, achieve a 10 percent increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County’s RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	November 2024; October 2029
Lead Agency	Department of Regional Planning
Funding Sources	General Fund, Regional Early Action Planning Grant

Program 19: West San Gabriel Valley Area Plan

The West San Gabriel Valley Planning Area is one of the General Plan’s 11 planning areas. The West San Gabriel Valley Area Plan will act as an umbrella to ensure consistency, as well as identify any General Plan and zone changes that can increase housing opportunities and transit-oriented development. The Area Plan will also incorporate the proposed changes in the Housing Element rezoning program (on sites listed in Appendix B), and will include a Capital Improvement Plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan.

The Planning Area is comprised of the communities of La Crescenta-Montrose, South Monrovia Islands, East Pasadena-East San Gabriel, Altadena, Whittier Narrows, Kinneloa Mesa, San Pasqual, and South San Gabriel. These are mature, suburban communities, including some in the foothills of the San Gabriel Mountains. Some of these communities contain environmental resources and others face hazardous constraints.

Implementation programs of the West San Gabriel Valley Area Plan will be prioritized in communities using mapping tools, such as the Equity Indicators Tool, the County’s anti-displacement mapping tool (Program 43), and/or the County’s Environmental Justice Screening Method (EJSM), which maps levels of cumulative health risk from sources of pollution. This program will further fair housing with a goal of achieving a 10 percent increase in multifamily housing approvals by 2029 in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

Objectives	<p>By November 2024, complete the West San Gabriel Valley Area Plan.</p> <p>By October 2029, achieve the goal of permitting at least 811 units affordable to lower income households in the West San Gabriel Valley Planning Area, consistent with the quantified objectives of the Sites Inventory and Rezoning Program.</p> <p>By October 2029, achieve a 10 percent increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County’s RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	November 2024; October 2029
Lead Agency	Department of Regional Planning
Funding Sources	General Fund, Regional Early Action Planning Grant

Program 20: Westside Area Plan

The Westside Planning Area is one of the General Plan’s 11 planning areas. The Westside Area Plan will act as an umbrella to ensure consistency, as well as identify any General Plan and zone changes that can increase housing opportunities and transit-oriented development. The Area Plan will also incorporate the proposed changes in the Housing Element rezoning program (on sites listed in Appendix B), and will include a Capital Improvement Plan to identify specific infrastructure improvements (i.e., sewer, transportation, waste management, stormwater, public water, and open space) and outline a financing plan.

The Westside Planning Area covers the communities of Marina del Rey, Franklin Canyon, West Fox Hills, Ladera Heights/View Park-Windsor Hills, and West Los Angeles/Sawtelle VA Center, which is a R/ECAP community. The West Los Angeles/Sawtelle VA Center unincorporated community, with the exception of one privately-owned parcel, is comprised of the United States Department of Veterans Affairs West Los Angeles campus, which provides services to veterans and is being further developed with permanent supportive housing under a master plan.

Significant environmental resources exist in the Planning Area, most notably the Ballona Wetlands, which are threatened by potential sea level rise due to climate change. Marina del Rey faces traffic congestion and housing affordability issues; however, protection of the coastline and fish and wildlife resources is unique to this coastal community. Large portions of the area, including Marina del Rey, are located in a liquefaction zone. Marina del Rey is also in a tsunami hazard zone and is particularly susceptible to the negative impacts of climate change. In addition, most of Ladera Heights / View Park–Windsor Hills is in a Very High Fire Hazard Severity Zone. There is also a fault trace running through this community. The Planning Area also includes a large urban oil field in Baldwin Hills. Traffic congestion is one of the biggest issues facing the Planning Area. Another issue is the relatively high cost of land and housing. The Planning Area is seen as a desirable place to live and do business, but there is little land for new development and costs are high.

Implementation programs of the Westside Area Plan will be prioritized in communities using mapping tools, such as the Equity Indicators Tool, the County’s anti-displacement mapping tool (Program 43), and/or the County’s Environmental Justice Screening Method (EJSM), which maps levels of cumulative health risk from sources of pollution. This program will further fair housing with a goal of achieving a 10 percent increase in multifamily housing approvals by 2029 in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

Objectives	<p>By November 2024, complete the Westside Area Plan.</p> <p>By October 2029, achieve increases in living-wage, stable employment and post-secondary credential completion, consistent with goals developed for the County’s Anti-Racism, Inclusion and Diversity (ARDI) Initiative (Program 15).</p> <p>By October 2029, achieve the goal of permitting at least 868 units affordable to lower income households in the Westside Planning Area, consistent with the quantified objectives of the Sites Inventory and Rezoning Program.</p> <p>By October 2029, achieve a 10 percent increase in multifamily housing approvals in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.</p>
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County’s RHNA.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial</p>

	<p>and transportation corridors.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p>
Timeframe	November 2024; October 2029
Lead Agency	Department of Regional Planning
Funding Sources	General Fund, Regional Early Action Planning Grant

Program 21: Incentives for Lot Consolidation

The unincorporated County has an assigned Regional Housing Needs Allocation (RHNA) of 90,052 units for the planning period covered by this Housing Element. To accommodate the entirety of its RHNA obligation, the Sites Inventory and the Rezoning Program include many smaller lots along major commercial corridors in older communities and urbanized areas. To encourage the assemblage of smaller lots into larger sites that can be developed more efficiently into multifamily residential and mixed-use development, this program will assess land use tools and other incentives that encourage lot consolidation. Implementation mechanisms may include amendments to Title 22 (Planning and Zoning) to establish incentives for lot consolidation and/or other mechanisms that can be part of a community-based planning effort, such as the Metro Area Plan (Program 8). This program will also include a proactive outreach effort, particularly to the property owners that own at least two smaller, nonvacant, adjacent sites that are included in the Sites Inventory and Rezoning Program.

Objectives	By December 2024, adopt lot consolidation incentives. By April 2025, prepare fact sheets, letters, and other materials to notify property owners of the new lot consolidation incentives.
Policies	Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.
Timeframe	December 2024
Lead Agency	Department of Regional Planning
Funding Source	General Fund, LEAP, REAP and CalTrans Sustainable Communities grants

Program 22: Housing for Acutely Low Income Households Program

This program will advocate for and identify available funding for a pilot project for acutely low income (ALI) households, defined as earning no more than 15% of area median income. The County will adopt amendments to Title 22 (Zoning Code) to include, incentivize, and preserve ALI housing, and will coordinate with the LACDA to implement ALI as part of Program 34.

Objectives	By December 2023, update Title 22 to included, incentivize, and preserve ALI housing. By December 2024, identify available funding sources, and update Title 22 as appropriate.
Policies	Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	December 2023; December 2024
Lead Agencies	Department of Regional Planning, Los Angeles County Development Authority
Funding Source	General Fund

Program 23: Park Access for New Residential Development

As the County plans for more housing in urban areas with existing park deficits, the County will support equitable access to parks for new and current residents and reduce racial disparities for communities of color, particularly in R/ECAP communities.

This study will evaluate the feasibility of establishing a new park impact fee for residential projects that are not subject to the County’s Quimby parkland requirements in Title 21 (Subdivisions). The study will take into consideration existing park deficits and explore options to generate additional funding for parks in those areas determined to have a Very High or High level of park need per the Los Angeles Countywide Parks Needs Assessment, with a particular emphasis on R/ECAP communities.

Currently, only residential subdivisions, which are typically entitled as single family communities, are required to comply with the Quimby requirements, which are satisfied through the provision of parkland, payment of in-lieu fees, or a combination of the two. If a new park impact fee for multifamily residential rental projects is found to be feasible, it is anticipated that the fees collected will contribute to enhanced or new park space to support these projects. Funding generated through a new park impact fee program will be prioritized for those areas determined to have a Very High or High level of park need per the Los Angeles Countywide Parks Needs Assessment.

It is anticipated that affordable housing projects (or those portions of market rate projects with inclusionary units) would be exempt from this new park impact fee, if the fee is found to be financially feasible.

Objectives	By December 2024, complete a feasibility study for a new park impact fee. By October 2029, create or improve at least three parks in R/ECAP communities.
Policies	Policy 2.1: Support the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks. Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.
Timeframe	December 2024, October 2029
Lead Agency	Department of Parks and Recreation
Funding Source	General Fund

Program 24: Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing

This program will evaluate existing reasonable accommodations requirements and processes, and review best practices and case law to amend the Zoning Code. The program would lead to the removal of zoning barriers to fair housing, such as the existing Conditional Use Permit requirement for licensed housing with seven or more individuals.

DRP will develop strategies as needed to align with State law, clarify and simplify the process, promote awareness of reasonable accommodations, and expand applicability.

Objectives	<p>By December 2024, study the need to update the Reasonable Accommodations Ordinance and amend it if necessary; provide updated informational materials to the public.</p> <p>By December 2025, remove the Conditional Use Permit requirement for licensed housing with seven or more individuals, as appropriate outside of known hazard areas, and other zoning barriers to fair housing.</p>
Policies	<p>Policy 10.3: Promote equal opportunity in housing and community development programs countywide.</p> <p>Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.</p>
Timeframe	December 2024, December 2025
Lead Agency	Department of Regional Planning
Funding Source	General Fund/General Plan Maintenance Fee

Program 25: Adaptive Reuse Ordinance

The COVID-19 pandemic and subsequent stay-at-home orders have had a ripple effect on the retail, restaurant, and business sectors, leading to high vacancy rates in many retail, restaurant, and commercial buildings. Additionally, traditional office buildings have experienced higher than normal vacancy rates as office employees have shifted to remote work. This trend is likely to continue as businesses realize the financial savings from remote work and as more employees demand more flexibility in their work environment. Capitalizing on this trend, in 2021 the Board of Supervisors directed the CEO, in coordination with LACDA and DRP, to assemble a list of underutilized commercial real estate properties that may be suitable for interim and permanent affordable housing.

Building on this effort, this program would initiate the Adaptive Reuse Ordinance. By 2024, the County will adopt an Adaptive Reuse Ordinance to facilitate the conversion of underutilized commercial properties for diverse housing opportunities, including interim and permanent affordable housing. The Adaptive Reuse Ordinance will be developed in line with existing anti-displacement and anti-gentrification efforts, and may include incentives to encourage adaptive reuse for special needs populations, including persons with disabilities, large households, or female-headed households. If incentives are adopted, this program will include a proactive outreach effort to property owners via fact sheets, letters, and social media to publicize the incentives.

Objectives	By December 2024, adopt an Adaptive Reuse Ordinance. By June 2025, distribute fact sheets, letters, and use social media to notify property owners of incentives for adaptive reuse.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.
Timeframe	December 2024
Lead Agencies	Department of Regional Planning, Los Angeles County Development Authority, Public Works
Funding Source	General Fund

Program 26: Accessory Dwelling Unit Construction

The County's Zoning Code was recently updated to comply with State law, and allows the construction of accessory dwelling units (ADUs) through a ministerial review outside hazard zones. The County has dedicated staff resources that exclusively review and approve ADU entitlements and implemented performance measures to track the timely review of ADU applications.

DRP collects data annually on planning entitlements and building permits for ADUs for the Housing Element Annual Progress Report. To support the goal of permitting an average of 450 ADUs annually, DRP will develop preapproved design prototypes for a variety of typical housing sites and other tools to further streamline the approval process. These other tools may include information packets on the entitlement process, a dedicated web page including pre-recorded training videos of the entitlement process, preparation of Frequently Asked Questions (FAQs) for distribution at community meetings, and other engagement tools.

At the planning cycle mid-point, if the County is not on track to achieve this number, DRP will further review and streamline permitting procedures and review and augment existing staffing resources as needed to achieve its goal. Additional incentives may include direct outreach mailings to property owners, technical assistance, and financial assistance.

This program will also explore how the County can use ADUs to increase deeper levels of affordability and increase rental housing in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee. This could be done as a continuation of the County's ADU Pilot Program, with direct outreach mailings to property owners within these areas, along with technical assistance and financial assistance.

Objectives	<p>By December 2025, develop preapproved plans and other public engagement tools to promote ADUs as a housing solution, streamline the ADU approval process, and review and streamline permitting procedures if necessary to achieve an annual average goal of 450 building permits issued for ADUs. If necessary, reassess the County’s sites strategy for meeting its RHNA for income categories. Additional incentives may include outreach to property owners, technical assistance, and financial assistance.</p> <p>Monitor ADU trends annually through the Housing Element APR. If the County finds that ADU production does not keep pace with the ADU assumptions toward the RHNA, the County shall identify additional sites within six months of submittal of the annual Housing Element APR.</p> <p>By December 2026, incentivize the establishment of at least three affordable ADUs in High and Highest Resource Areas.</p>
Policies	<p>Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.</p>
Timeframe	December 2025; December 2026
Lead Agencies	Department of Regional Planning, Public Works
Funding Source	General Fund

Program 27: Lead-Based Paint Settlement Housing Remediation

Just over 50% of the housing units in unincorporated Los Angeles County were built prior to 1950. Older housing units are generally in need of major repairs or rehabilitation. Habitability issues in these housing units are also common, and can create environmental hazards for existing residents.

This program focuses on removing these environmental hazards, including lead paint remediation, by providing interior and exterior paint, window and door replacement, and related repairs in addition. The program prioritizes disadvantaged communities, targeting low-income households residing in homes built prior to 1951.

Separately, the community of East Los Angeles has been impacted for decades by the release of hazardous materials from the nearby (now defunct) Exide Technologies battery recycling plant in blatant disregard for environmental justice issues. The State Department of Toxic Substance Control is working to test and remove contaminated soil from affected properties. The County’s Department of Public Health (DPH) is dedicating newly available funds to identify and mitigate lead paint hazards in high risk homes, prioritizing those occupied first by children with elevated blood lead levels, followed by other young children and pregnant women.

Objectives	By December 2027, remediate 4,000 – 5,000 homes. By December 2029, remediate 180-300 homes (specifically related to Exide Technologies impacts).
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	December 2027, December 2029
Lead Agency	Department of Public Health
Funding Source	Settlement from Sherwin-Williams Company, ConAgra Grocery Products Company, and NL Industries, Inc. and Aliso Canyon settlement

Long-Term Programs

Program 28: Missing Middle Program

Understanding that high density residential development may not be financially feasible in all areas of unincorporated Los Angeles County due to high land costs, this program will assess land use tools that encourage the development of low to mid-density housing types, such as bungalow and cottage courts, duplexes, triplexes and fourplexes that are context-sensitive in existing residential neighborhoods. The assessment will study the feasibility of these building typologies in unincorporated Los Angeles County, and if feasible, will recommend by-right implementation mechanisms along with anti-displacement strategies to increase housing opportunities in traditionally low density residential zones, particularly in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

This program will also build on the existing Compact Lot Subdivision Ordinance that allows for single family development on smaller parcel sizes in certain residential zones. Implementation mechanisms may include amendments to Title 22 (Planning and Zoning) to establish missing middle housing in single-family residential zones and/or other mechanisms that can be part of a community-based planning effort.

Objectives	By December 2023, establish missing middle policies in at least five communities. By October 2029, assess the feasibility of land use tools that encourage the development of “missing middle” housing in other existing residential neighborhoods of unincorporated Los Angeles County, and if feasible, pursue the recommended implementation mechanisms, such as a by-right Countywide Zoning Ordinance amendment and/or community-based planning effort.
Policies	Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	December 2023; October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 29: Housing Types Definitions Program

The Title 22 (Planning and Zoning) will be updated to promote more housing choice and better reflect the diverse housing needs of unincorporated Los Angeles County.

This program will analyze the potential for reducing or removing the 800-square-foot minimum size for a single-family home; comprehensively review State-licensed and non-licensed housing types for specific populations, and update the housing type definitions in Title 22 for consistency with State law; study the impacts to increasing the limit on room rentals in single family residences; and explore strategies for supporting shared housing solutions. This program will also address the definition of single room occupancy units (SROs), which are a valuable resource for unincorporated Los Angeles County’s most vulnerable residents.

The review of housing type definitions, including those for SROs, will include a review of current zoning and permitting restrictions and recommendations for the removal of regulatory barriers preventing construction or rehabilitation of these and other fair housing opportunities in unincorporated Los Angeles County.

Objectives	By October 2029, amend Title 22 (Planning and Zoning) of the Los Angeles County Code to update housing type definitions to include a wider variety of housing choices, and to reduce regulatory barriers through the removal of Conditional Use Permit requirements outside of hazard areas.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 30: Alternative Housing Types and Building Methods Program

This program will investigate opportunities to encourage flexible housing typologies such as co-op housing and micro units, as well as innovative building methods, such as 3D printed houses, and manufactured units to increase opportunities for naturally-occurring affordable housing.

Objectives	By October 2029, identify programs and/or amend County Code as needed to remove barriers to alternative housing types and innovative building methods.
Policies	<p>Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.</p> <p>Policy 3.2: Incorporate cost-saving technologies into housing design, construction, operation, and maintenance.</p> <p>Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.</p>
Timeframe	October 2029
Lead Agency	Department of Regional Planning, Public Works, Los Angeles County Development Authority
Funding Source	General Fund

Program 31: Title 21 Update Program

This program will comprehensively update Title 21 (Subdivisions) of the Los Angeles County Code to streamline procedures for subdivisions outside of known hazard areas, remove outdated and redundant code provisions, and make the Subdivisions Code more user-friendly. The program will address embedded systemic and systematic barriers to more inclusive neighborhoods by requiring the review of all subdivision applications through an equity lens. The program will also include additional residential standards for smaller lot sizes to encourage a diversity of housing types and incomes, and a more diverse mix of unit sizes to accommodate large households, female headed households, or other households with special needs.

This program will allow various County departments that are involved in the subdivision review process to identify opportunities to clarify code language and provide better service to the public in facilitating housing production and for compliance with the Housing Accountability Act.

Objectives	By October 2029, comprehensively update Title 21.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Policy 3.3: Implement land use policies and permitting procedures that help reduce the costs of housing development.
Timeframe	October 2029
Lead Agencies	Department of Regional Planning, Public Works, Fire Department, Department of Parks and Recreation, Department of Public Health
Funding Source	General Fund

Program 32: State Housing Legislation Advocacy

In 2021, DRP actively worked with the Chief Executive Office, County Counsel, and the Board of Supervisors to introduce AB 1043 (Bryant) and AB 634 (Carrillo).

AB 1043 (Bryant) establishes an “acutely low income” housing income definition for the purposes of defining affordable rents. AB 634 (Carrillo) allows the expansion of the length of covenants from 55 years to 99 years to preserve housing at risk of expiration. Both bills encourage a diversity of housing types throughout unincorporated Los Angeles County and promote expanded housing opportunities.

In this program, DRP will continue to work with County Counsel and the Board of Supervisors to advocate for, including sponsorship of, State legislation to support the creation and preservation of affordable housing locally.

Objectives	Continue identifying potential State legislative efforts that will support the creation and preservation of affordable housing locally and work with County Counsel and the Board of Supervisors to advocate at the State level.
Policies	Policy 1.5: Advocate for state legislation and state funding for programs that expand affordable housing opportunities. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	Ongoing yearly through October 2029
:Lead Agencies	Department of Regional Planning, CEO, County Counsel
Funding Source	General Fund

Program 33: Workforce Housing Opportunity Zones

This program will initiate the establishment of a qualifying Workforce Housing Opportunity Zone (WHOZ) as allowed under SB 540 (2017), through a site analysis for unincorporated Los Angeles County. If determined to be feasible, the County will designate a WHOZ in an unincorporated community to further encourage development of mixed income housing. As part of this program, the County will adopt a specific housing development plan and a Programmatic Environmental Impact Report, which will be used to streamline subsequent environmental reviews of individual WHOZ projects.

Objectives	By October 2029, initiate the establishment of a qualifying Workforce Housing Opportunity Zone and amend Title 22 as appropriate to support implementation.
Policies	Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives and/or inclusionary housing requirements. Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.
Timeframe	October 2029
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 34: Countywide Affordable Rental Housing Development

This program provides financial and technical assistance to acquire sites, develop affordable rental housing, and acquire and rehabilitate affordable rental housing within specific geographic areas. The funds are made available as low-interest long term loans.

Funds for the program are administered through a Notice of Funding Availability (NOFA) issued by LACDA. A NOFA issuance depends on funding availability. Funding allocations are recommended based on a competitive process between applicants. As an incentive, applications for funds in unincorporated Los Angeles County are awarded additional points and are eligible for larger allocations, regardless of the funding source.

All units developed utilizing these resources are made available to households earning less than 50% AMI. The County will revamp this program in conjunction with Program 22 to incorporate a pilot program addressing acutely low income (ALI) households.

Objectives	By October 2029, assist in the development of 350 acutely low, extremely low and very low income rental housing units in unincorporated Los Angeles County through gap financing, a revolving loan fund, and technical assistance during the planning period.
Policies	<p>Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives and/or inclusionary housing requirements.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.</p> <p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p>
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOME, CDBG, Tax Exempt Multi-Family Revenue Bond, County General Funds, County Affordable Housing Trust Fund, and other sources

Program 35: Section 8 Rental Assistance

LACDA provides various rental assistance programs for income-eligible households, and eligible homeless families and individuals. These include:

Housing Choice Voucher (HCV) Program: This program provides rental assistance to low-income households with a housing cost burden, or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private owners and pay a portion of their income toward rent (usually up to 30% of their income). Through annual contribution contracts with local or state Public Housing Agencies, the federal funds are used to subsidize the difference in monthly payments directly to the owner. LACDA proactively notifies voucher holders about source of income protection under the California Fair Employment and Housing Act via the agency's Tenant Talk newsletter.

Veterans Affairs Supportive Housing (VASH) Program: This program provides rental assistance to homeless veterans and their families in combination with case management and clinical services through the Department of Veterans Affairs at Veterans Affairs Medical Center supportive service sites.

Mainstream Program: This program provides rental assistance for households that include a non-elderly person(s) with disabilities, which is defined as any family that includes a person with disabilities who is 18 - 61 years old at the time of the initial Housing Assistance Payment contract.

Non-Elderly Disabled (NED) Voucher Program: This program provides rental assistance to households with non-elderly families whose head, spouse or co-head (under the age of 62) are disabled.

Moderate Rehabilitation Program: This project-based rental assistance to very low-income families (families with incomes below 50% AMI) and low-income families (families with incomes below 80% AMI). Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract and a Public Housing Agency (PHA).

Housing Opportunities for Persons with HIV/AIDS (HOPWA): This program provides rental assistance to families and individuals afflicted with HIV/AIDS. Assistance under this program is provided for one year. After the one-year term, all HOPWA participants in good standing are allowed to transition to the regular Housing Choice Voucher Program.

Family Unification (FUP): FUP is a program under which Housing Choice Vouchers are provided to two different populations:

1. Families for whom the lack of adequate housing is a primary factor in:
 - The imminent placement of family's child or children in out-of-home care, or
 - The delay in the discharge of the child or children to the family from out-of-home care.

There is no time limit of FUP family vouchers.
2. For a period not to exceed 36 months, otherwise eligible youths have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care

within 90 days, in accordance with a transition place described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older.

FUP vouchers used by youth are limited, by statute, to 36 months of housing assistance.

Project-Based Voucher (PBV) Program: This program is administered by LACDA and the housing assistance is tied directly to a unit in an approved building. This program provides rental assistance to families, elderly families, disabled families, chronically homeless families, special needs families and transition aged youth.

Objectives	<p>By 2029, to be 100% leased up based on the allocations for each of the following housing assistance programs:</p> <p>HCV Program: Allocation: 20,600 Currently Assisted: 19,472</p> <p>VASH Program: Allocation: 3,192 Currently Assisted: 1,753</p> <p>Mainstream Program: Allocation: 203 Currently Assisted: 46</p> <p>NED Program: Allocation: 100 Currently Assisted: 74</p> <p>Mod Rehab Program: Allocation: 16 Currently Assisted: 15</p> <p>HOPWA Program: Allocation: 34 Currently Assisted: 31</p> <p>FUP Program: Allocation: 385 Currently Assisted: 323</p> <p>PBV Program: Allocation: 1,425 Currently Assisted: 1,293</p>
Policy	Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	HUD Funding

Program 36: Family Self-Sufficiency Program

Family Self-Sufficiency (FSS) is a HUD program designed to help public housing residents, Housing Choice Voucher participants, and residents of multifamily assisted housing to increase their earnings and build assets and financial capability. The FSS program is a five-year voluntary program that provides services ranging from case management and referrals to supportive services such as:

- Child Care
- Job Preparation
- Credit Counseling
- Mentoring
- Education
- Money Management
- Home Ownership
- Transportation
- Vocational Training

Objectives	By October 2029, assist 465 program participants in the incorporated and unincorporated areas to achieve self-sufficiency. 432 mandatory slots 373 current FSS participants
Policies	Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	HUD FSS Project Grant

Program 37: Preservation of At-Risk Housing

For the period 2021-2030, a total of 505 units with existing covenants for low income households are at risk of converting to market-rate housing. The County will work to preserve these at-risk units. LACDA will annually track the status of projects at risk of converting to market rate utilizing its anti-displacement and preservation database systems. Please refer to Program 42, which has been developed to support the preservation of at-risk housing units. LACDA will consider acquisition of at-risk projects, leverage extension of affordability covenants through refinancing or restructuring of limited partnerships, or deploy other anti-displacement strategies.

Other preservation activities include engaging non-profit organizations to devise strategies to preserve at-risk housing projects, such as community land trusts and other measures to ensure long-term or permanent affordability; pursuing state and federal funding to assist in preserving at-risk housing; proactively reaching out to non-profits and landlords to provide notification of expiring units to tenants; and engaging tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options. Furthermore, the County will expand criteria of preservation projects eligible to receive capital funds and operating subsidies through Notices of Funding Availability.

Naturally occurring affordable rental units are also at risk of converting to market-rate housing. The County recently adopted an Affordable Housing Preservation Ordinance (AHPO) to prevent the loss of these rental units through demolition or conversion. The strategies contained in the AHPO include required notification of planned condo conversions to affordable housing developers and a “no net loss” policy requiring one-for-one replacement of affordable units. The AHPO also facilitates the ongoing operation of existing mobilehome parks within unincorporated Los Angeles County.

Objectives	By 2022, preserve 74 at-risk units; in 2023 preserve 44 at-risk units; by 2024 preserve 96 at-risk units; in 2025, preserve 37 at-risk units; in 2026, preserve 101 at-risk units; in 2028 preserve 43 at-risk units; in 2029 preserve 110 at-risk units.
Policies	Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
Timeframe	October 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 38: Pilot Community Land Trust Program

Building on the initial year of this pilot, the program will facilitate acquisitions of housing by community land trusts (CLTs) and nonprofit organizations to create long-term affordable housing. The formation of a community land trust, housing cooperative, or other similar models is also a part of the Our County Sustainability Plan to support wealth-generating activities in disinvested neighborhoods.

The program will continue to identify and help secured tax-defaulted properties and other (non tax-defaulted) qualifying properties for disposition to community land trusts. \$14 million was allocated in FY20-21 to acquire and rehabilitate five properties, one in each Supervisorial District. Properties with household incomes ranging from 30-80% AMI and in areas at risk of displacement were prioritized. Once the requirement to acquire one property per Supervisorial District was satisfied, Supervisorial Districts 1 and 2 were prioritized for additional properties, as these districts have higher concentrations of displacement risk. As of October 2021, 32 units have been preserved with an additional seven units in the pipeline. The program will require affordable housing covenants of 99 years to ensure the long term affordability of these units. Allocation of resources from the County toward this program can potentially leverage State resources through \$500 million allocated in 2021 for a five-year Foreclosure Intervention and Housing Preservation Program, to implement SB 1079 through AB 140. Deeper affordability can also be facilitated by incorporating project-based rental subsidies into the program. Pending the outcome of the pilot program and further Board direction, the County will provide funding to acquire and rehabilitate at least five properties in partnership with CLTs, and evaluate the program to consider establishing a permanent program and funding source, with an emphasis on developing CLTs in R/ECAP communities. To the extent feasible, the program should fund the acquisition of at least two of the five properties in R/ECAP communities.

Objectives	By October 2029, the County will provide funding to acquire and rehabilitate at least five properties in partnership with CLTs, with at least two of the properties in R/ECAP communities, and evaluate the program to consider establishing a permanent program and funding source, with an emphasis on developing CLTs in R/ECAP communities.
Policies	Policy 7.3: Support permanent affordability policies and programs, including community land trusts, to ensure housing affordability in perpetuity. Policy 11.1: Ensure consistency with the Our County Sustainability Plan through equitable and sustainable land use policy.
Timeframe	October 2029
Lead Agencies	Chief Executive Office, Los Angeles County Development Authority
Funding Source	Affordable Housing Programs Budget

Program 39: Performance Tracking

The County uses an enterprise permit tracking system to coordinate most types of land development, entitlement and permitting functions and reviews for housing projects, including subdivisions, as they move from entitlement application submittal to final building permit. The system also tracks income affordability levels, construction of accessory dwelling units, and the use of incentives (such as density bonus incentives) for affordable housing projects to support reporting in the Housing Element Annual Progress Report. The County processes permits through its online portal.

This program will establish specific performance metrics and monitor case processing times for various housing application types, including accessory dwelling units, County-sponsored affordable housing projects, and large-scale subdivision housing projects. The County will use the data on a continuous basis to improve its permitting system across departments, predict trends, allocate appropriate financial and staffing resources, and communicate accurate information to the public about project processing times.

Objectives	<p>By 2021, begin tracking existing case processing times for housing entitlements by case type, including ministerial, discretionary, and subdivision projects.</p> <p>By 2022, complete a system-wide review for departments engaged in the land development, entitlement and permitting functions to analyze existing business practices, and recommend improvements from a technical and business management perspective.</p> <p>By 2023, establish performance metrics for case processing and resubmittals for housing entitlements by case type and monitor annually through 2029.</p> <p>Annually thereafter through 2029, review system and business enhancements, including necessary staffing resources, through to annual budget process to ensure maximum efficiencies in achieving industry standard turnaround times for case processing.</p>
Policies	Policy 12.3: Coordinate across County departments to track entitlements and ensure timely reporting of progress towards meeting affordable housing goals.
Timeframe	Ongoing through October 2029
Lead Agencies	CEO, Department of Regional Planning, Public Works, Fire, Parks
Funding Source	General Fund

Program 40: Systematic Code Enforcement

Enforcement of health, safety, and building codes is a key strategy in the preservation of quality rental housing stock in unincorporated Los Angeles County. Responsibility for code enforcement is shared by multiple County departments, yet gaps in existing inspection programs remain. Most are complaint-based and/or only address housing of five or more units. Habitability in rental housing units in unincorporated Los Angeles County would be better served if there was a centralized, systematic, and proactive code enforcement program to address habitability issues. Without regular inspections of all units, it is difficult to truly understand the baseline conditions of the housing stock in unincorporated Los Angeles County. It is also difficult to monitor change over time and identify areas to target for non-compliance. There is a need to provide a mechanism to address habitability issues without requiring tenants or neighbors to file a complaint, and to provide strategies to increase access for inspectors.

Objectives	By October 2029, establish systematic code enforcement program to address habitability issues, and quantify the number of housing units in need of rehabilitation and replacement.
Policies	Policy 9.1: Inspect multifamily rental housing and interim housing on a regular basis to ensure that landlords and operators are maintaining properties.
Timeframe	October 2029
Lead Agencies	Department of Public Health, Public Works, LACDA, DCBA
Funding Source	General Fund

Program 41: Development of County-Owned Sites

In the Housing Element Annual Progress Reports for CY 2019 and CY 2020, the County reported entitling a total of 536 affordable units on three County-owned sites within a city. In recent years, the use of County-owned sites has been an integral part of the County's affordable housing strategy. The Sites Inventory assumes a total of 8,290 units, including 3,878 units for extremely low/very low income households, 3,613 units for low income households, 642 units for moderate income households to be built on County-owned sites located in cities during the planning period.

For the selected sites, the County has a right to develop per sovereign immunity pursuant to Section 53090 and 53091 of the California Government Code and disregards the local zoning regulations for these projects, and is the permitting authority in terms of the approval of a project and issuing building permits. Furthermore, these sites are reported to the Department of Finance as part of the County's housing stock. To ensure consistency with the Housing Element, RFPs should be run through DRP. To support the goal of constructing on County-owned sites during the planning period, the County is committed to expand its outreach efforts and develop site-specific incentives, such as assistance with land acquisition and expedited permitting, to garner greater interest from developers.

Objectives	By October 2029, build 8,290 units on County-owned land in cities.
Policies	<p>Policy 1.1: Identify and maintain an adequate inventory of sites to accommodate the County's RHNA.</p> <p>Policy 1.3: Coordinate with the private sector in the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs. Where appropriate, promote such development through incentives, Development Agreements, specific plans, and/or inclusionary housing requirements.</p> <p>Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.</p> <p>Policy 2.1: Support the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.</p>
Timeframe	October 2029
Lead Agency	Department of Regional Planning, CEO, Los Angeles County Development Authority, Public Works
Funding Source	General Fund

Ongoing Programs

Program 42: Preservation Database

The County's Preservation Database will offer a comprehensive overview of projects that have received financing from LACDA and its predecessor agencies. This inventory will allow the County to pursue proactive strategies to maintain affordability in properties at risk of converting to market-rate rents. Additionally, the database will include other County data sources that will assess the loss of affordable housing stock. This Program will be managed in conjunction with Program 37 to support the preservation of at-risk units.

Objectives	Track and assess preservation risk early on and implement preventative measures to curb displacement and loss of affordable housing, particularly in R/ECAPs and other communities at risk of displacement.
Policies	Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 43: Anti-Displacement Mapping Tool and Displacement Risk Study

The Displacement Risk Study and accompanying interactive anti-displacement mapping tool offer the County a robust index of vulnerability to economic displacement. In addition to supplementing preservation efforts offered by the Preservation Database (Program 42), the Displacement Risk Study provides a methodology for understanding where displacement pressures threaten residential stability for vulnerable communities. This information is expected to help prioritize areas for affordable housing programs and initiatives.

The methodology informs the anti-displacement mapping tool, named TRACT (Tracking Regional Affordability and Challenges to Tenancy), uses multiple sources of data, relies on multiple geographic scales, and provides automated updates to ensure the most current information is available. The TRACT mapping tool is expected to assist in identifying sites for possible acquisitions to both preserve existing naturally occurring affordable housing, but also to remove properties from a speculative market. It is also expected to inform the anti-displacement policies in area and specific plans, and to guide siting of off-site affordable units in the County's Inclusionary Housing Ordinance (which allows construction of affordable units off-site in areas with known displacement risk).

The TRACT tool uses demographic and Assessor property data to assess the risk of residential instability, examine spatial and economic conditions that render an area or parcel attractive for redevelopment, which in turn increases displacement risk, and evaluates evidence of neighborhood change that may indicate ongoing displacement and gentrification risk.

Objectives	<p>By the fourth quarter of 2021, complete the Displacement Risk Study and make TRACT available to County departments.</p> <p>By July 2028, assess displacement and gentrification risk in all R/ECAPs and at least five other communities at risk of displacement by July 2028.</p> <p>By July 2029, produce data-informed policy recommendations to help prevent displacement in R/ECAPs and at least five other communities at risk of displacement.</p>
Policies	<p>Policy 7.1: Prioritize funding for affordable housing in areas at higher risk of displacement.</p> <p>Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.</p>
Timeframe	Ongoing; July 2028; July 2029
Lead Agency	Los Angeles County Development Authority
Funding Source	LACDA Preservation budget

Program 44: Emergency Preservation and Tenant Assistance Fund

The Emergency Preservation and Tenant Assistance Fund (EPTAF) provides short-term tenant assistance for units with expiring affordability. Under the program guidelines, the EPTAF focuses on the preservation of units in developments with an expiring loan agreement or affordability covenant originated by LACDA or the County. Additionally, it is intended to target developments that demonstrate an inability to leverage traditional financing or tenant assistance mechanisms, such as tax credits or project-based vouchers, to extend the affordability term of current affordable units. The goal is to support long-term affordability by providing temporary rental assistance to prevent the economic displacement of existing tenants, while the LACDA negotiates with the property owner to develop a long-term plan to extend affordability or to provide replacement of the existing units. The rental assistance covers the difference between affordable, or below market rent levels and market rent, both of which must be approved by LACDA.

Objectives	30-80 households annually
Policies	<p>Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.</p> <p>Policy 7.2: Coordinate anti-displacement efforts across County departments through complementary policies, programs, and data sharing.</p>
Timeframe	Ongoing
Lead Agencies	Los Angeles County Development Authority, Chief Executive Office
Funding Source	LACDA Preservation budget

Program 45: Rent Stabilization and Mobilehome Rent Stabilization Ordinances

The Department of Consumer and Business Affairs (DCBA) enforces the County’s Rent Stabilization and Mobilehome Rent Stabilization ordinances, which became effective in 2020. In addition to limiting annual rent increases for covered units, these ordinances provide protections to tenants, landlords, mobilehome park owners, and mobilehome owners throughout unincorporated Los Angeles County. For example, the Rent Stabilization Ordinance requires relocation assistance when landlords in conventional rental housing are performing certain types of repairs or are evicting tenants for certain just cause reasons. The Rental Housing Oversight Commission was established to hear appeals to determinations made by DCBA regarding potential violations of the ordinances.

At the direction of the Board, these ordinances will be strengthened along with the County’s capacity to address gaps in tenant protections for non-rent-stabilized units, enforcement of anti-harassment provisions, relocation assistance, and other emerging issues, including opportunities to further support R/ECAP communities and other communities at risk of displacement.

Objectives	<p>Stabilize rents for eligible properties located within unincorporated Los Angeles County.</p> <p>Extend eviction protections to tenants in unincorporated Los Angeles County.</p> <p>Create a rent registry system.</p> <p>By October 2029, strengthen tenant protections, enhance capacity for enforcement, and expand assistance for non-rent-stabilized units in R/ECAPs and at least five other communities at risk of displacement.</p>
Policies	<p>Policy 6.4: Ensure that rents remain stable in both market-rate and income-restricted affordable housing.</p> <p>Policy 7.4: Implement tenant protections and monitor for efficacy.</p>
Timeframe	Ongoing; 2029
Lead Agency	Department of Consumer and Business Affairs
Funding Source	Consumer protection settlement funds, rental registration fee revenue

Program 46: Stay Housed L.A. County

Stay Housed L.A. County is the County’s branded program for eviction prevention and defense services. The program delivers five types of services: public information and awareness; direct tenant outreach and education in vulnerable communities; free legal services to income eligible households; short-term rental assistance to income eligible households; and referrals to wraparound and supportive services to help maintain housing stability. The program is targeted to the County’s most vulnerable tenants in the unincorporated communities of East Los Angeles, Walnut Park, East Rancho Dominguez, Florence-Firestone (R/ECAP community), Lennox (R/ECAP community), Rancho Dominguez, West Athens-Westmont (R/ECAP community), Topanga Canyon, West Chatsworth, Los Nietos, unincorporated Whittier, Hi Vista, Lakeview, Redman, Roosevelt, Altadena, and Wilsona Gardens. Limited-scope and full-scope legal representation and short-term rental assistance are available to very low income households (50% AMI). A program evaluation by the University of Southern California underway in 2021 will provide insights on the success of the program to date at achieving desired outcomes, and on the future programmatic and funding needs of the program. Future consideration should be given on applicability of the program for the R/ECAP community of Willowbrook and other communities at risk of displacement. To date, the program has served 280,000 tenants with educational resources; 10,000 tenants with legal counsel; and 500 tenants with representation in court.

Objectives	<p>By December 2022, expand services, particularly to the R/ECAP community of Willowbrook and other communities at risk of displacement.</p> <p>By October 2029, assist 560,000 tenants with educational resources, 20,000 tenants with legal counsel, and 1000 tenants with representation in court.</p> <p>Provide free eviction prevention and defense services to low-income tenants throughout all of Los Angeles County</p> <p>Prevent homelessness</p> <p>Stabilize rental housing for low-income tenants</p>
Policies	<p>Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.</p> <p>Policy 7.4: Implement tenant protections and monitor for efficacy.</p>
Timeframe	Ongoing; 2022; 2029
Lead Agency	Department of Consumer and Business Affairs
Funding Sources	Measure H, County General Fund, Permanent Local Housing Allocation/SB 2

Program 47: Affirmatively Furthering Fair Housing Program

The County contracts with service providers to provide and coordinate fair housing services for residents to promote justice and equality in housing. The service providers are required to conduct outreach and education activities, distribute literature, and publicize the availability of fair housing services through various media. The service providers also record and investigate inquiries and complaints from residents, and conduct testing and enforcement activities. As part of this program, the County will also explore adding protections from denial of housing based on eviction history, credit, rent or utility debt, or criminal history.

Objectives	<p>Annually allocate funding to support fair housing and tenant/landlord services during the planning period.</p> <p>Track cases by participating city and unincorporated community to better assess fair housing issues locally, and target outreach activities accordingly.</p> <p>Provide training to County staff on fair housing laws and responsibilities.</p> <p>Explore opportunities to expand fair housing protections, including those based on eviction history, credit, rent or utility debt, or criminal history.</p>
Policies	<p>Policy 10.2: Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, gender identity, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.</p> <p>Policy 10.3: Promote equal opportunity in housing and community development programs countywide.</p>
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority (Housing Rights Center)
Funding Sources	CDBG, General Fund

Program 48: Best Practices for Accessible Housing

Developing and managing an accessible housing stock is an important consideration for affordable housing. Best practices are needed to ensure that accessible and affordable housing units are developed and managed to provide the most benefit to persons with disabilities. While all newly constructed residential buildings must comply with the California Building Code in regard to building accessibility, this program focuses on the requirements and incentives related to the adaptability and accessibility of residential units within affordable housing developments that receive financing assistance from the County.

Although accessible units have long been required in publicly-assisted affordable housing, the County hopes to improve upon best practices to ensure compliance with all applicable regulations and fair housing requirements, while also taking steps to help match the accessible units with income-eligible persons or households that are seeking such housing.

Objectives	<p>Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS).</p> <p>In accordance with HUD regulations related to accessibility, expand design requirements for new construction for affordable and special needs multifamily housing projects that receive financing assistance from the NOFA application process to require a minimum of 10% of total project units to be accessible for persons with mobility disabilities and a minimum of 4% of total units to be accessible to persons with hearing or visual disabilities, and to make such units available in the same range of sizes and amenities as other units in the building.</p> <p>Continue to support the inclusion of preferences for persons with disabilities having notice and opportunity to lease accessible/adaptable and visual/hearing impaired units funded with public funds, especially federal HOME funds.</p> <p>Continue ongoing research, review, and updates of best practices and requirements for leasing and management of accessible/adaptable units, in accordance with state and federal fair housing laws.</p> <p>Improve housing inventory and registration of accessible units on the Los Angeles County Housing Resource Center web site.</p>
Policies	<p>Policy 10.4: Encourage housing design to accommodate special needs. Designs may include: units with multiple bedrooms; shared facilities; universal design; visitability; onsite child care; health clinics; or onsite job training services.</p>
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOME, CDBG, HUD Section 8 Funding

Program 49: Affordable Housing and Sustainable Communities

Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development, the AHSC Program funds land use, housing, transportation, and preservation projects to support infill and compact developments that reduce greenhouse gas emissions. The County convenes a multi-disciplinary committee from various departments to vet potential projects in qualifying areas and submits applications for AHSC grants to fund affordable housing development and community infrastructure improvements. The County should continue to support sites located in R/ECAP or other communities at risk of displacement.

Objectives	Submit at least one AHSC application annually in a R/ECAP or other communities at risk of displacement.
Policies	<p>Policy 2.1: Support the development of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs near employment, transit, services, and other community amenities and facilities such as parks.</p> <p>Policy 2.2: Encourage multifamily residential and mixed use developments along major commercial and transportation corridors.</p> <p>Policy 8.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods and protecting the health, safety, and welfare of the community.</p> <p>Policy 11.1: Ensure consistency with the Our County Sustainability Plan through equitable and sustainable land use policy.</p>
Timeframe	Ongoing
Responsible Agency	Chief Executive Office
Funding Source	Greenhouse Gas Reduction Fund

Program 50: Affordable Housing Programs Budget

The Affordable Housing Budget Unit allocates \$100 million annually in local funding annually to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing. The program also supports rental assistance, Rapid Re-Housing, shared housing, move-in assistance, and other related services.

Objectives	<p>Annually dedicate a minimum of 75% of Affordable Housing Budget Unit funds to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing.</p> <p>Dedicate remaining funds to supporting rental assistance, Rapid-Re-Housing, shared housing, move-in assistance, and other related services.</p>
Policies	<p>Policy 3.1: Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population.</p> <p>Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including acutely low, extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth.</p>
Timeframe	Ongoing
Lead Agency	Chief Executive Office
Funding Source	Ongoing Net County Cost, and One-Time Funding (Redevelopment Deferral Payments and Redevelopment Asset Sales)

Program 51: Public Housing Modernization Program

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

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

Objective	Continue to improve and modernize the public housing units during the planning period.
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HUD Capital Fund Grant Program, Federal Emergency Grants, State Disaster Funds

Program 52: Rapid Re-Housing and Shallow Subsidy Programs

These programs are designed to move people experiencing homelessness into permanent housing while they stabilize their lives (with the goal for them to take over their lease independently); and to assist them in maintaining housing stability in market rate, shared, or affordable housing.

The County's Rapid Re-Housing Program provides temporary rental assistance coupled with intensive case management services to help people experiencing homelessness access housing quickly. Other services are provided as needed, including assistance with a security deposit, furniture, damage mitigation, unit location, and tenancy retention.

The Shallow Subsidy Program provides a rental subsidy consisting of 35% of monthly rent, not to exceed \$300 for individuals and \$700 for households, for up to five years for populations that need additional assistance beyond Rapid Re-Housing.

Objectives	Rapid Re-Housing - serve approximately 4,300 people through the Los Angeles Homeless Services Authority and 250 people through the Department of Health Services annually.
Policies	<p>Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.</p> <p>Policy 4.3: Assist people living in interim housing to stabilize their lives and transition into permanent affordable housing.</p> <p>Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.</p>
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services
Funding Sources	<p>Local: County Measure H, County department budgets (Probation AB109)</p> <p>State: HEAP, HHAP</p> <p>Federal: ESG, CoC Program</p>

Program 53: Safe Parking

The County administers a safe parking program to provide a legal, safe place for vehicle dwellers to spend the night and access resources. While onsite, vehicle occupants are provided hot meals, hygiene services, and case management services with the goal of connecting occupants to housing.

Objectives	Facilitate the continued operation of three safe parking sites in unincorporated Los Angeles County. By 2029, develop one or more additional safe parking sites in unincorporated Los Angeles County.
Policies	Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.
Timeframe	Ongoing; 2029
Lead Agency	Los Angeles Homeless Services Authority
Funding Sources	State: HEAP Funding Local: County Measure H funds, City of Los Angeles HEAP funding, City of Los Angeles General Funds

Program 54: Services for People Experiencing Homelessness and Homelessness Prevention

In 2016, the Los Angeles County Board of Supervisors approved the Homeless Initiative, which included 47 strategies to address the homelessness crisis. The following year, County voters approved Measure H, a sales tax increase which yields an estimated \$355 million annually to provide a robust local funding source for the Homeless Initiative.

The Homeless Initiative expanded the variety of services provided to people experiencing homelessness and people at risk of homelessness.

Access Centers and Access Points: LAHSA provides these places for people to access the homeless services system and begin the process of connection to housing resources, receive referrals to services and resources to meet basic needs.

Addressing Native American Homelessness: The Los Angeles City/County Native American Indian Commission (LANAIC) was formed in the fall of 2018 to better understand Native American homelessness through the lens of community members with lived experience and providers that serve them. The roadmap and objectives for this effort were developed by listening to and prioritizing community voices. WDACS oversees ongoing efforts, which include community engagement, connecting CBOs to the system of care, forming partnerships with other academic, advocacy, urban Indian organizations, and continually exploring ways to provide culturally supportive housing.

Employment Programs: WDACS oversees programs to assist people experiencing homelessness and those at risk of homelessness in connecting to stable employment opportunities. All three are contingent on the annual Measure H funding process.

HireUP is a career pathway training program that provides individuals experiencing homelessness within Los Angeles County an opportunity for training and high road employment opportunities in the construction, hospitality, and civil service sectors. The program targets those individuals enrolled in Rapid Re-Housing, as they typically tend to be at the latter end of their journey through the homeless services system and on the pathway to self-sufficiency, thus exhibiting higher indices of long-term success in employment.

Los Angeles: Regional Initiative for Social Enterprises (LA:RISE) is an innovative and collaborative partnership that unites the County's Workforce Development systems with employment Social Enterprises (SEs) to assist those impacted by homelessness into the workforce. In the LA:RISE model, Social Enterprises provide people experiencing or formerly experiencing homelessness and those at risk of homelessness with an average of 300 hours of Transitional Subsidized Employment (TSE) paired with wrap-around support and Barrier Removal Services. Simultaneously, the America's Job Centers of California (AJCCs) work closely with the SE to provide a continuum of workforce development services to assist the participant into unsubsidized employment.

Regional Homeless Opportunity for Meaningful Employment (HOME) program is being conducted by five of the seven Workforce Development Boards (WDBs) in Los Angeles County: Southeast Los Angeles County (SELACO), Pacific Gateway, Foothill, Verdugo, and South Bay WIB (SBWIB). Regional HOME combines transitional subsidized employment paired with employment services provided by the AJCCs to assist those who are currently or formerly homeless, or at risk

of homelessness, obtain unsubsidized employment. The WDBs provide wrap-around services and soft skills training to participants throughout the duration of the program.

Hygiene Services: This LAHSA program connects people experiencing homelessness with hygiene services to meet their basic needs and prevent public health problems. The program includes mobile showers and laundry services.

Intensive Case Management Services: DHS meets with participants monthly wherever they are currently located to assist with housing placement, provide wrap-around supportive services, and connect participants to medical and behavioral health care. The Full Service Partnership (FSP) team from DMH provide mental health, case management, and housing retention services to clients who are formerly homeless and living in PSH in order to assist them with retaining housing.

Prevention and Problem-Solving Programs: LAHSA oversees efforts to prevent people from entering the homeless system and provide rapid resolution for people who have recently entered the system, including legal services, counseling, and one-time financial assistance. These programs serve up to 3,000 households through problem-solving, 2,000 through prevention, and up to 800 through legal services annually.

Property-Related Tenancy Services: DHS provides tenancy retention services for clients, including liaising with landlords on behalf of the client, assisting with any maintenance issues, ensuring clients understand their lease, and generally advocating for the client in order to maintain their housing.

Street Outreach: LAHSA, DHS, and DMH provide street outreach programs to connect people experiencing homelessness to housing and services while also assisting people to meet their basic needs including nutrition, medical care, and hygiene. DHS operates 62 Multidisciplinary Street-Based Engagement Teams (MDTs) and eight Public Space Engagement Teams (PSEs), with the goal of developing relationships with people over time. MDTs and PSEs place 10-15% of the individuals they interact with in interim or permanent housing. DMH operates field-based teams, called Homeless Outreach and Mobile Engagement (HOME), to provide outreach, engagement and treatment for individuals who have severe mental illness and exhibit significant impairment.

Objectives	<p>Connect people experiencing homelessness with services needed to stabilize their lives, connect with housing and maintain housing.</p> <p>Develop culturally sensitive and appropriate practices for connecting with people experiencing homelessness.</p> <p>Improve health for vulnerable populations by connecting clients with medical and behavioral health care.</p>
Policies	<p>Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including acutely low, extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth.</p> <p>Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.</p>
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services, Department of Mental Health, Department of Workforce Development, Aging and Community Services
Funding Sources	<p>Federal: PATH grant, SAMHSA Block Grant</p> <p>State: HEAP, HHAP, Medi-Cal, MHSA, Whole Person Care</p> <p>Local: County general funds, County department budgets (CEO Homeless Initiative; Department of Health Services; Department of Mental Health; Office of Diversion and Reentry), Measure H funds, Supervisorial District funding, City of Los Angeles General Funds and Council District funding</p>

Program 55: Supportive Housing Programs

Continuum of Care Program: The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the Los Angeles City and County Continuum of Care (CoC), overseeing permanent supportive housing (PSH) and with comprehensive services for homeless families and individuals with a disability. Eligible applicants for these programs are local governments, Public Housing Agencies (PHAs), and nonprofit organizations. A critical element of CoC housing programs is the provision of ongoing supportive services by partnering with community-based organizations (CBOs). Funding is allocated annually through a competitive Notice of Funding Availability released by the U.S. Department of Housing and Urban Development.

Continuum of Care Rental Assistance Program:

The LACDA receives funding for 1,881 rental assistance certificates and partners with 19 CBOs for referrals and ongoing supportive services. CBOs are required to provide 25% match funding. Utilization of the certificates by the CBOs is monitored annually via an Annual Performance Report which is then submitted to HUD. Rental assistance is provided through three type of certificates:

- Tenant-Based Rental Assistance (TBRA): This assistance stays with the program participant who chooses a rental unit in the private market and has the option to move to a different unit once the lease has expired.
- Sponsor-Based Rental Assistance (SBRA): The assistance stays with the CBO who may house a participant in a unit owned by the CBO or enter into a master lease with a private landlord.
- Project-Based Rental Assistance (PBRA): The assistance stays with the CBO-owned unit. When a tenant moves out of the unit, they lose their assistance, and the CBO will refer a new applicant for the program to occupy the unit.

Other Permanent Supportive Housing: DHS and DMH provide rental subsidies and other assistance to assist clients with transitioning from homelessness to permanent supportive housing while supporting clients with medical or behavioral health issues. DMH also invests in the capital development of PSH for individuals who are homeless and have a serious mental illness in partnership with LACDA and through No Place Like Home funding.

Objectives	<p>Apply for funding on an annual basis to fulfill the goals and objectives of the CoC during the planning period by rapidly housing people experiencing homelessness and individuals with a disability.</p> <p>Support people with medical and behavioral health issues to transition into supportive housing and retain housing.</p>
Policies	<p>Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.</p> <p>Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.</p>
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Los Angeles County Development Authority, Department of Health Services, Department of Mental Health
Funding Sources	<p>Federal: HUD (Continuum of Care program, McKinney-Vento Homeless Assistance Act as Amended by the HEARTH Act of 2009); PATH grant</p> <p>State: MHSA, including No Place Like Home grants, sales tax realignment</p> <p>Local: Measure H, Measure HHH</p>

Program 56: Temporary Housing Programs

Adult Protective Services (APS) Temporary Emergency Shelter: Operated by WDACS, this program provides short-term housing to APS clients who are 60+ years of age and who are the victims of actual or potential abuse, neglect, or exploitation. The shelters provide a temporary safe environment until either the dangers at home can be resolved or other long-term care solutions are secured. Currently, this program is implemented through two shelters.

Crisis and Bridge Housing: Crisis and bridge housing provide shelter with a range of available case management services through over 10,000 LAHSA-administered beds annually.

Interim Housing: DHS and DMH provide immediate shelter and supportive services for people experiencing homelessness with medical issues or serious mental health issues.

Transitional Housing: This program is temporary housing for up to 36 months for people experiencing homelessness. Services include 24-hour access to bed/unit, meals, residential support, crisis intervention, and problem solving. The goal is to provide temporary housing and active case management while fostering a transition to permanent housing. Service linkages include: mental and physical health, mainstream benefits, education and/or employment supports, life skills, and transition planning.

Winter Shelter Program for Homeless (WSP): LAHSA uses Emergency Solutions Grant funds to operate 846 WSP sites, with a total of 1,518 shelter beds throughout Los Angeles County. This program is instituted yearly during the coldest and wettest months. It is funded by the City of Los Angeles and the County, and supported by the California National Guard, which provides shelter sites at several armories. Non-profit homeless service agencies contracted by the Los Angeles Homeless Services Authority manage each program site. The sites offer persons experiencing homelessness with temporary overnight shelter, meals, and help with connecting to supportive services and stable housing. The majority of people served are either chronically homeless or have high service needs, and do not typically access other supportive services.

Objective	<p>Crisis and bridge housing: 10,000 beds annually (LAHSA)</p> <p>Interim housing: maintain 3,860 beds (DHS)</p> <p>Winter shelter: annually operate 846 sites, providing 1,518 beds (LAHSA)</p>
Policy	<p>Policy 4.1: Provide support to individuals and households at risk of becoming homeless, including acutely low, extremely low, very low and low income households, people transitioning out of incarceration, and transition age youth.</p> <p>Policy 4.2: Connect people experiencing unsheltered homelessness with services to ensure health and safety, and transition them out of homelessness as soon as possible.</p>
Timeframe	Ongoing
Lead Agencies	Los Angeles Homeless Services Authority, Department of Health Services, Department of Mental Health, Department of Workforce Development, Aging and Community Services
Funding Sources	<p>Federal: Emergency Solutions Grant (ESG), HUD (Continuum of Care program)</p> <p>State: Board of State and Community Corrections, HEAP, HHAP, Housing and Disability Advocacy Program, MHSA, Whole Person Care</p> <p>Local: County General Funds, County department budgets (Department of Health Services; Office of Diversion and Reentry (DHS); Probation Department), County Supervisorial District funds, Measure H, City of Los Angeles general fund</p>

Program 57: Homebuyer Assistance

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

Home Ownership Program (HOP): HOP is designed to meet the needs of low-income households with the necessary down payment assistance. This program provides a Second Trust Deed loan at zero percent interest with all payments deferred until sale or transfer of title or if the home is no longer owner occupied. The HOP loan provides a second mortgage loan for first-time homebuyers with an amount of assistance up to \$75,000, or 20 percent of the purchase price, whichever is less. Eligible properties are single-family homes, townhomes, and condominiums with a maximum purchase price of \$520,000. Eligible locations are in unincorporated Los Angeles County and participating cities.

Mortgage Credit Certificate Program (MCC): The MCC Program offers first-time homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate will pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer’s mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 20 percent of the annual interest paid on the buyer’s mortgage.

Southern California Home Financing Authority (SCHFA): SCHFA is a joint powers authority between Los Angeles and Orange counties formed in June 1988 to provide first mortgage loans for low and moderate income first-time homebuyers. This program offers a 30-year fixed interest rate loan and a grant in the amount of four percent of the first mortgage loan amount for down payment and closing costs assistance.

This program will also, whenever possible, prioritize these affordable homeownership opportunities in High or Highest Resource areas as determined by the California Tax Credit Allocation Committee.

Objectives	HOP – 54 HOP loans funded annually MCC – 120 MCC tax credits issued annually SCHFA – 2 loans funded annually
Policies	Policy 5.1: Provide financial assistance and services to ensure that acutely low, extremely low, very low, low, and moderate income households and those with special needs can afford housing that meets their needs.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	HOP (HOME Funds), MCC (federal income tax credits), SCHFA (mortgage revenue bonds)

Program 58: Ownership Housing Rehabilitation Assistance

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

Single-Family Home Improvement Program: This program is designed to assist low income qualified owners to repair electrical, plumbing, heating, and roofing systems, and eliminate minor code violations. The maximum loan amount is \$30,000.

Residential Sound Insulation Program: This program provides grants to eligible property owners to insulate homes from aircraft noise caused by the Los Angeles International Airport. To be eligible for the grants, the property must be located within designated areas of the unincorporated communities of Lennox, Del Aire, and West Athens-Westmont. Sound insulation improvements may include the replacement of windows and exterior doors; and the addition of vents, electrical panel upgrades, and a heating ventilation and air conditioning system. This is a grant program with no cost to the property owners for sound insulation work.

Handyworker Program: This program provides grants for minor home repairs and rehabilitation services to eligible low income households. The program provides handyworker services to eligible homeowners within the unincorporated areas of the First, Fourth and Fifth Supervisorial Districts. The Handyworker Grant Program is funded through the Community Development Block Grant program and administered by the Housing Investment and Finance Division. The maximum grant amount allowable under the Handyworker Grant Program is \$5,000. Services include minor plumbing repairs, garbage disposal replacement, window screen repairs, smoke alarm repair and installation, and water heater straps.

Objectives	Single-Family Home Improvement – 40 households annually (currently suspended due to COVID) Residential Sound Insulation – 1,100 households Handyworker – 50 households annually (currently suspended due to COVID)
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Los Angeles County Development Authority
Funding Sources	Federal Aviation Administration and Los Angeles World Airport, CDBG

Program 59: Childhood Lead Poisoning Prevention Program

This program encourages parents to have their children’s blood lead level tested. The program investigates cases of childhood lead poisoning, determines if lead based paint in the child’s home or environment is the source of the lead, and requires remediation of the source to prevent further poisoning.

Objectives	Conduct environmental investigations at the homes of lead-poisoned children. Educate owners, contractors, government agencies, and the public about lead hazards. Respond to complaints of unsafe lead work at properties built before 1978 that may contain lead paint.
Policies	Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve or modernize their homes and to remove health and safety hazards.
Timeframe	Ongoing
Lead Agency	Department of Public Health
Funding Source	California Department of Public Health, Childhood Lead Poisoning Prevention Branch

Program 60: Historic Preservation Program

The County of Los Angeles is one of seven California counties designated as a Certified Local Government under the National Historic Preservation Act of 1966. The County's Historic Preservation Program is comprised of the Historic Preservation Ordinance (HPO), which establishes criteria and procedures for the designation, preservation, and maintenance of landmarks and historic districts; and the Mills Act Historical Property Contract Program (MA Program), which provides property tax relief to owners of historic properties who are willing to restore and maintain their properties.

HPO supports long-term affordability of housing in rent-stabilized buildings that are County landmarks or contributors of County historic districts by ensuring that those buildings are not demolished. The MA Program encourages the preservation of qualified historic properties, which may contain rent-stabilized units, by providing funding for the maintenance, rehabilitation, and restoration of the properties.

DRP recently completed a survey of historic resources associated with the African-American community of Sun Village, located in the unincorporated Antelope Valley. This project supports the County's multi-faceted efforts to form a more equitable society by identifying cultural, historic, and social contributions of the County's diverse communities.

Objectives	Develop and adopt the Historic Preservation Ordinance, and promote the Mills Act Historical Property Contract Program to property owners through efforts such as mailing informational materials to property owners of designated historic properties or within historic districts; the dissemination of brochures, presentations, and web postings on the DRP web site; and by offering technical assistance to property owners.
Policies	Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
Timeframe	Ongoing
Lead Agency	Department of Regional Planning
Funding Source	General Fund

Program 61: Annual Zoning Code Technical Update

In 2019, DRP established an annual program to make updates to Title 22 (Planning and Zoning) to ensure consistent implementation of local ordinances and compliance with frequently-changing State laws. This annual “tune up” allows DRP to identify opportunities to clarify language and provide better service to the public in facilitating housing production.

In conjunction with the County’s Anti-Racism, Diversity and Inclusion (ARDI) Initiative, the annual tune up will also provide the mechanism for DRP to review Title 22 through an equity lens.

Objectives	By 2023, update the Farmworker Housing Ordinance to <u>be in compliance with the State Health and Safety Code Section 17021.5.</u> Annually update Title 22 to ensure consistent implementation and compliance with new State laws.
Policies	Policy 1.2: Remove regulatory barriers that constrain the provision and preservation of housing for acutely low, extremely low, very low, low, and moderate income households and those with special needs.
Timeframe	Ongoing
Lead Agency	Department of Regional Planning
Funding Source	General Fund

III. BACKGROUND

HOUSING NEEDS ASSESSMENT

This housing needs assessment determines the existing housing inventory and market trends that can be used to inform housing policies for unincorporated Los Angeles County. The analysis of existing conditions includes a review of population, employment, households, and housing characteristics. Additionally, the housing needs assessment addresses special circumstances, such as populations with special needs and limitations on resources.¹

Data Limitations

Unincorporated Los Angeles County is a complex geography for the purpose of compiling socioeconomic data. The Census Bureau does not recognize unincorporated Los Angeles County as a single entity. To obtain specific data for unincorporated Los Angeles County, the methodology often involves subtracting data for cities from the county level data. With American Community Survey (ACS) data being sample data with margins of error, this process may be appropriate for small county jurisdictions, but becomes a complex and highly inaccurate method for a jurisdiction as large as unincorporated Los Angeles County. Furthermore, much of the housing data is sourced from HUD's Comprehensive Housing Affordability Strategy (CHAS). CHAS data is available only for cities that are entitlement jurisdictions with a population 50,000 or more, or collectively for "Urban County" jurisdictions that are comprised of unincorporated areas and cities with less than a population of 50,000. This Needs Assessment relies on data provided by SCAG in the Pre-Approved Local Housing Data, and is supplemented with other data that may be available at the Urban County level.

County Overview

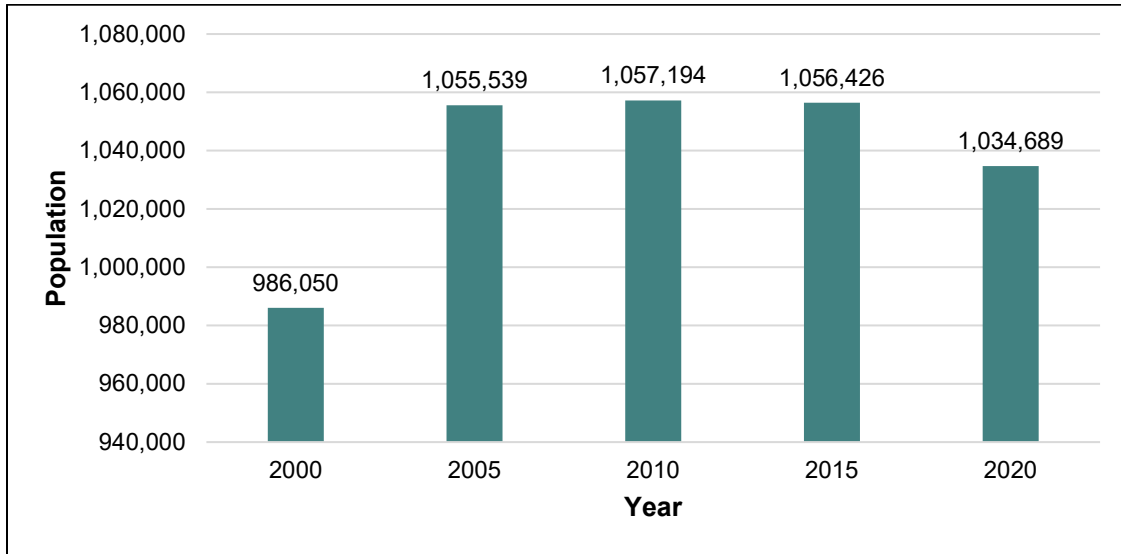
Almost 65 percent of the land area in Los Angeles County, or about 2,600 square miles, is unincorporated (see **Figure III-2**). With a population of nearly 10 million people, Los Angeles County is the most populous county in the United States. Roughly 11 percent of Los Angeles County's total population, or approximately 1,034,689 people, live in more than 125 unincorporated communities.

Unincorporated Los Angeles County Population Growth Trends: 2000-2020

The majority of Los Angeles County's growth occurred in the post-war years, and growth has slowed in the decades since 1960. Despite the declining growth rate, unincorporated Los Angeles County added 48,639 new residents between 2000 and 2020 (**Figure III-1**). During this period, unincorporated Los Angeles County had an annual growth rate of 0.2 percent, compared to 0.7 percent in the Southern California Association of Governments (SCAG) region.

¹ This section utilizes various data sources, including sample data and projections; therefore, depending on the source, some data totals may differ slightly.

Figure III-1: Population Trend - Unincorporated Los Angeles County (2000-2020)



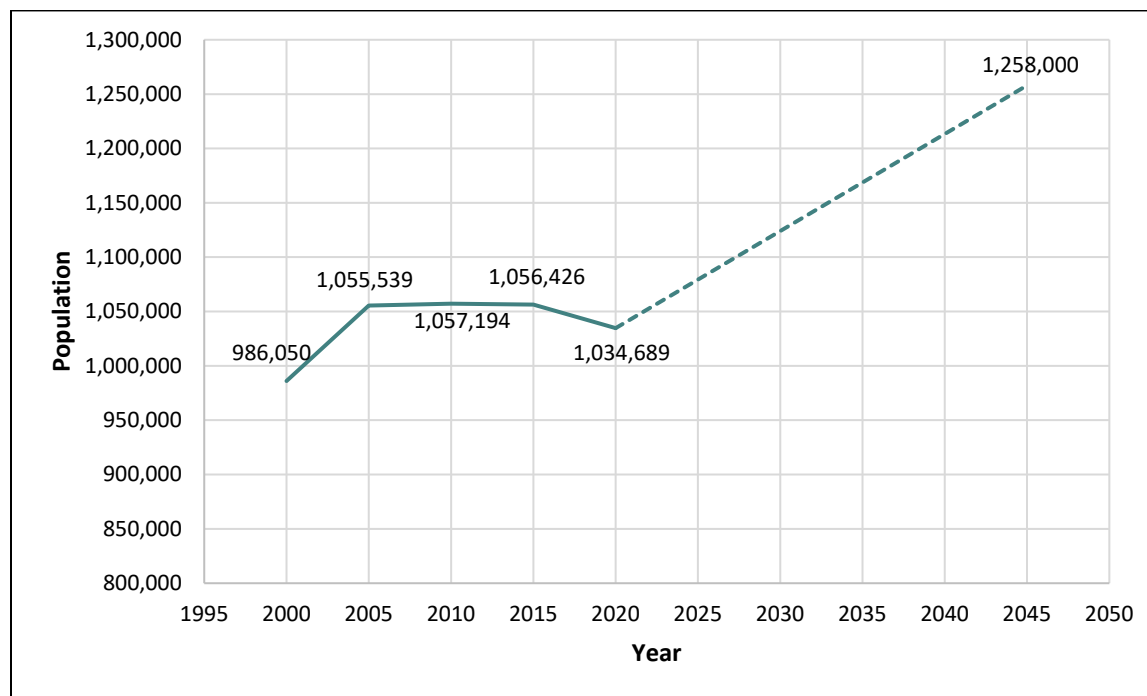
Source: CA DOF E-5 Population and Housing Unit Estimates 2000, 2005, 2010, 2015, 2020.

Projections

Population Projections

SCAG includes a reasonable growth forecast for local jurisdictions as reported in the 2020 Regional Transportation Plan/Sustainable Communities Strategy.² According to SCAG, by 2045, the population in unincorporated Los Angeles County is expected to increase by 22 percent (**Figure III-3**).

Figure III-3: Population Projections - Unincorporated Los Angeles County (2000-2045)



Source: CA DOF E-5 Population and Housing Unit Estimates; SCAG 2020 RTP/SCS: Demographics and Growth Forecast.

Household Projections: 2016-2045

According to SCAG, from 2016 to 2045, the number of households in unincorporated Los Angeles County is projected to grow by approximately 42 percent.

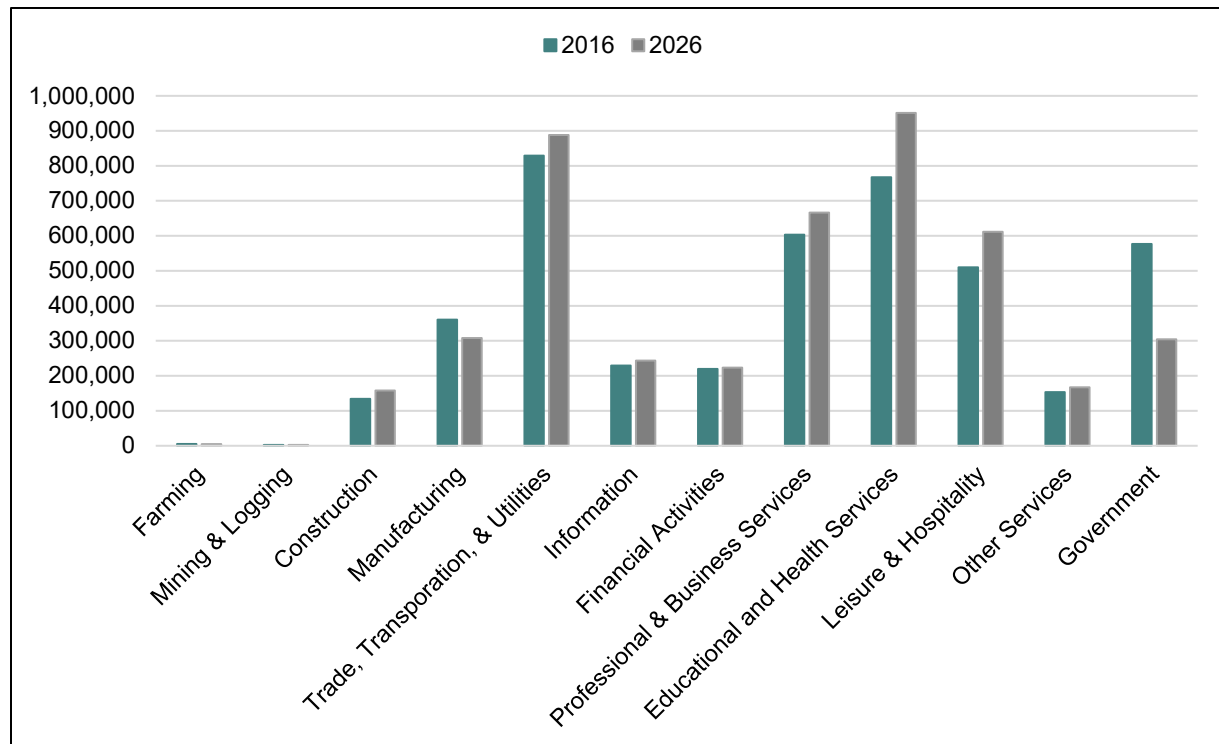
Employment Projections

According to SCAG, employment in unincorporated Los Angeles County is expected to grow by 19% from 2016 to 2045. While sector-specific projections for unincorporated Los Angeles County are not available, the State Employment Development Department (EDD) projects growth in some higher paying sectors in Los Angeles County as a whole by 2026, including educational and health services, professional and business services, and trade, transportation and utilities (**Figure III-4**). These sectors

² Southern California Association of Governments (SCAG). 2020. Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579. Accessed July 2021.

have the potential for higher wages, which can contribute to the overall strengthening of the economy, although they may require higher educational attainment. Attracting new target industries, the need for more workforce development, and the lack of higher paying jobs continue to be concerns for economic development.

Figure III-4: Employment Trends - Los Angeles County (2016-2026)



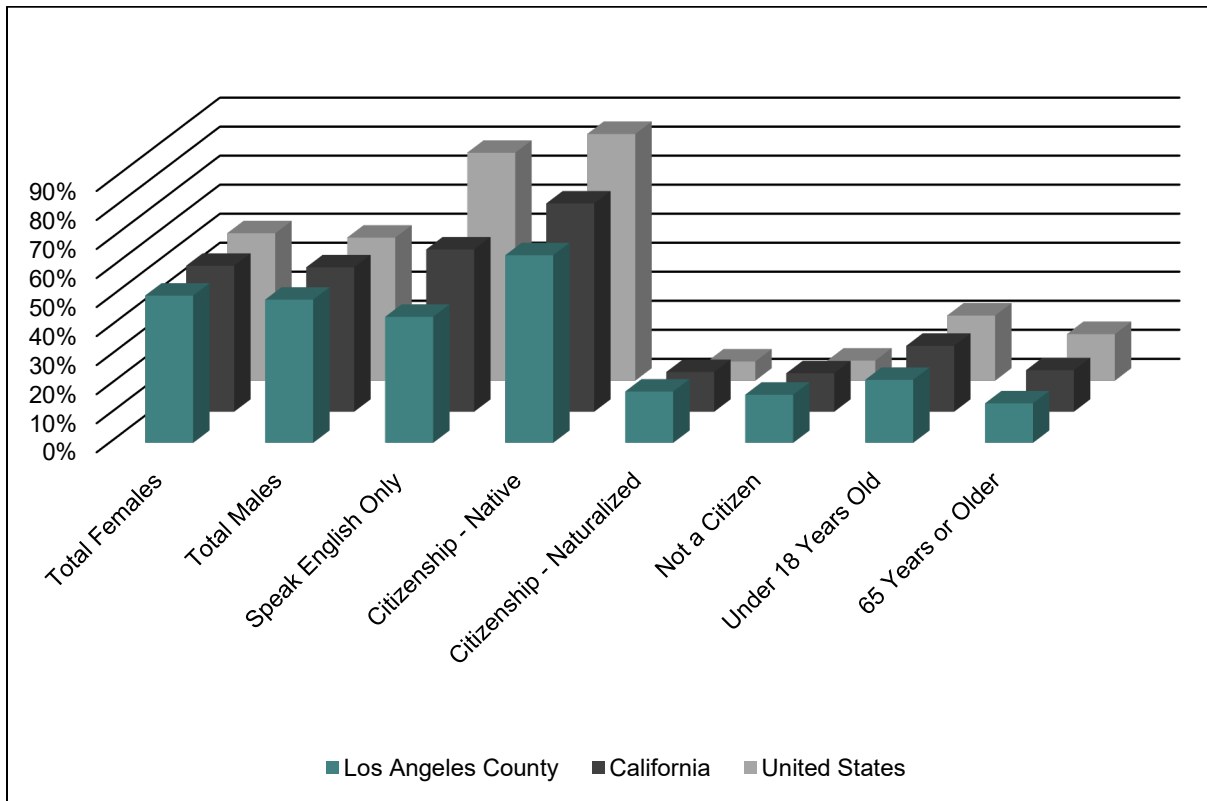
Source: California Employment Development Department (EDD), 2020. 2016-2026 Employment Projections. <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>. Accessed August 2020.

Population Characteristics

Assessing the profile of a community can indicate the current and projected needs for housing types. Typically, a community with more households, larger households, and households with children need and/or desire larger units and ownership units. Communities that have a higher percentage of single people or younger people, on the other hand, typically need and/or desire smaller, rental units. Communities with a higher percentage of seniors typically need and/or desire smaller, accessible, and affordable units.

In general, the population trends of unincorporated Los Angeles County reflect those of Los Angeles County as a whole. **Figure III-5** compares the population profile of Los Angeles County with California and the rest of the country.

Figure III-5: Population Characteristics - Los Angeles County (2018)



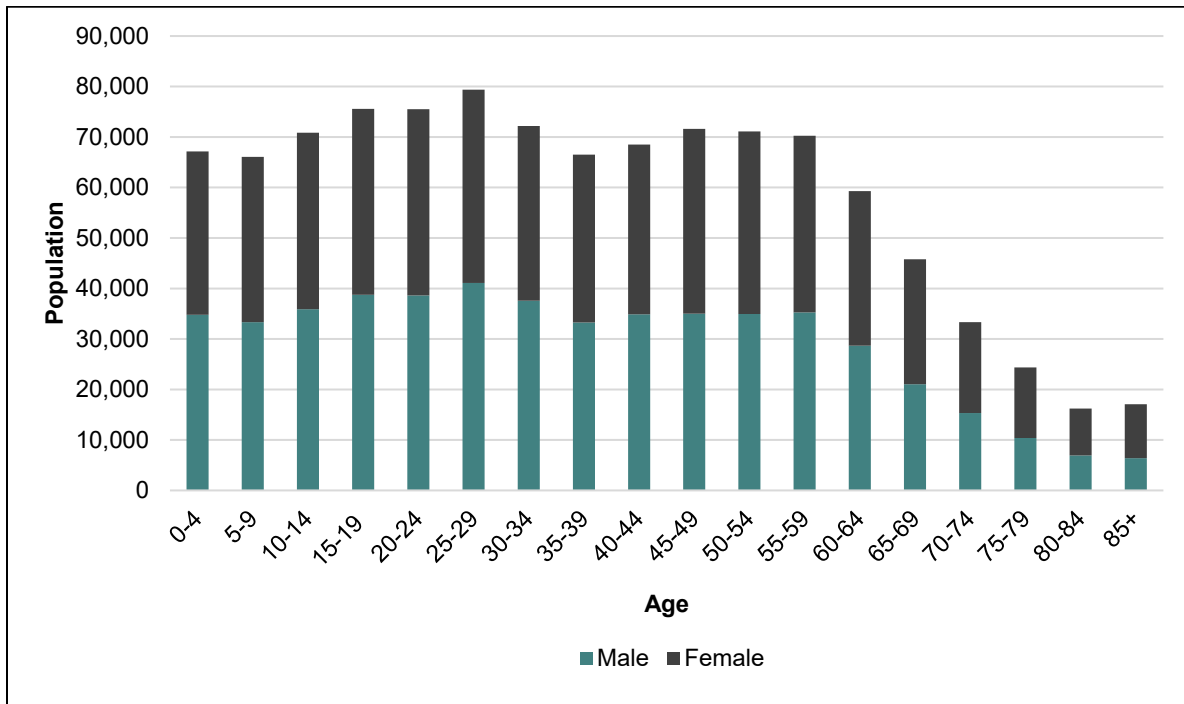
Source: ACS 2014-2018, Tables B05001, S0101, S1601.

Age of Residents

The age of the population is useful for determining the types of housing that will be required during the Housing Element planning period. Younger people living alone (between 20 and 34) and seniors over 65 typically need and/or desire apartments, condominiums, and smaller, more affordable housing units, while the population between 35 and 65 years makes up the majority of the market for single family houses and condominiums.

According to the 2014-2018 American Community Survey (ACS), residents under the age of 18 make up 23.7 percent of the population in unincorporated Los Angeles County. Seniors (65 years and older) make up 13 percent of the population and represent the smallest percentage of the population. The 25 to 29 years age group accounts for the highest percentage of residents (**Figure III-6**). The large population of younger people creates a demand for smaller, more affordable housing, while the middle-aged population will continue to demand more variety in housing choices.

Figure III-6: Population by Age and Sex - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Race and Ethnicity of Residents

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

Table III-1 shows that 50 percent of the households in unincorporated Los Angeles County identify as Hispanic. Approximately 23.7 percent identify as White (non-Hispanic), 11.2 percent identify as Black (non-Hispanic), and 15.1 percent identify as Asian or another ethnicity (non-Hispanic).

Table III-1: Households by Race and Ethnicity - Unincorporated Los Angeles County (2016)

Race/Ethnicity	Households	Percent
White, non-Hispanic	62,761	23.73%
Black, non-Hispanic	29,705	11.23%
Asian and other, non-Hispanic	39,807	15.05%
Hispanic	132,210	49.99%
Total	264,483	100%

Source: HUD CHAS 2012-2016.

Persons with Special Needs

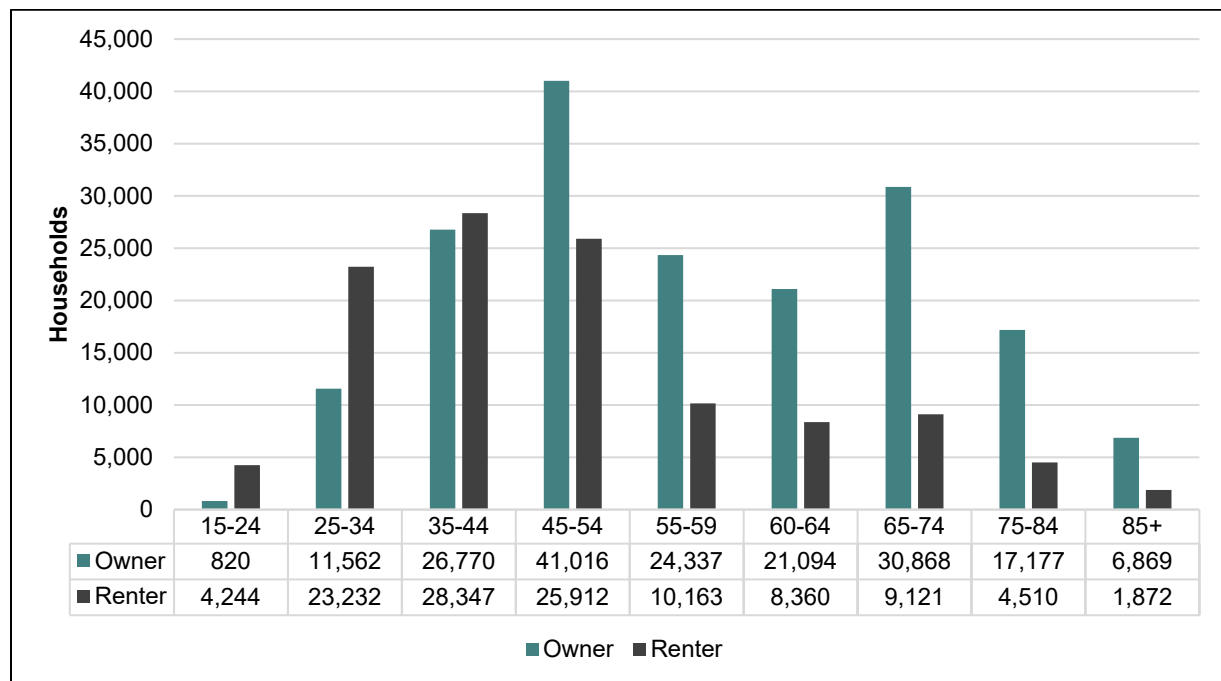
In addition to affordability and access issues that affect all populations in unincorporated Los Angeles County, those with special needs face greater challenges in finding available housing. Special needs groups include seniors, farmworkers, female-headed households, large households, people experiencing homelessness, and persons with disabilities. An analysis of these special needs populations is provided in the following sections. For a discussion on special needs resources, please see the section "Resources for Special Needs Housing."

Seniors

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

According to the 2014-2018 ACS, seniors account for 13 percent of the population of unincorporated Los Angeles County. Approximately 24 percent of unincorporated Los Angeles County households are headed by seniors. Of the senior-headed households, approximately 78 percent are homeowners and 22 percent are renters, as shown in **Figure III-7**.

Figure III-7: Housing Tenure by Age - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Elderly (senior) households are defined as households consisting of two or more persons over 61 years. **Table III-2** shows that 28.4 percent of elderly households in unincorporated Los Angeles County earn less than 30 percent of the surrounding area median income, and 46.5 percent of elderly households earn less than 50 percent of the surrounding area median income.

Table III-2: Elderly Households by Income and Tenure - Unincorporated Los Angeles County

Income Category	Owner	Renter	Total	Percent of Total Elderly Households
<30% HAMFI	8,439	7,775	16,214	28.40%
30-50% HAMFI	7,687	2,638	10,325	18.10%
50-80% HAMFI	8,017	2,290	10,307	18.00%
80-100% HAMFI	3,669	781	4,450	7.80%
>100% HAMFI	13,773	2,054	15,827	27.70%
Total	41,585	15,538	57,123	100%

Note: HAMFI refers to Housing and Urban Development Area Median Family Income.
Source: HUD CHAS 2012-2016.

According to the DOF, a substantial increase in the number of seniors will occur by 2050. The senior population in Los Angeles County in 2050 is projected to be nearly twice as large as in 2019.³ Similar trends are expected in unincorporated Los Angeles County. As the number of seniors and life expectancies increase, the demand for a variety of senior housing options will also increase.

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

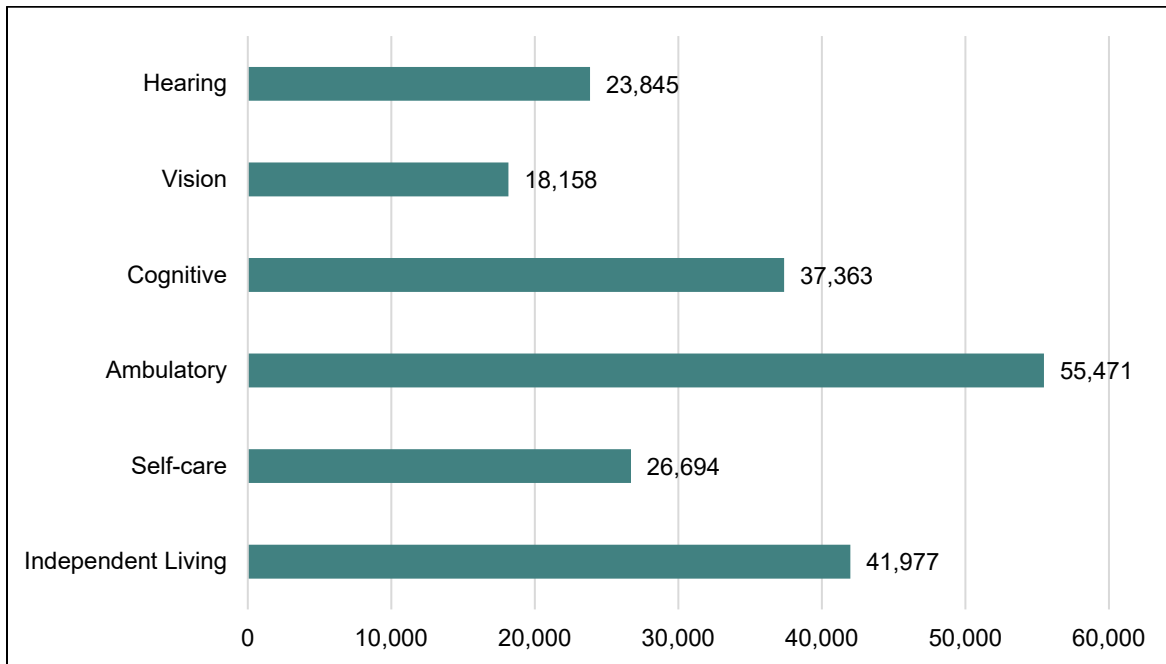
Persons with Disabilities

Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income. Ambulatory, independent living, and cognitive disabilities are the most commonly occurring disabilities in unincorporated Los Angeles County. As shown in **Figure III-8**, 55,471 residents in unincorporated Los Angeles County experience an ambulatory disability, 41,977 experience an independent living disability, and 37,363 experience a cognitive disability. Seniors typically have higher disability rates compared to other age groups.⁴ Nearly 20 percent of the total population experience a disability; however, calculating disability as a percentage of total population may not be accurate because some disability types are not recorded for children below a certain age.

³ DOF. 2020. Projections. <http://www.dof.ca.gov/Forecasting/Demographics/Projections/>. Accessed August 2020.

⁴ Disability Characteristics, American Community Survey 2018. <https://data.census.gov/cedsci/table?q=S1810%3A%20DISABILITY%20CHARACTERISTICS&hidePreview=true&tid=ACSS11Y2018.S1810>

Figure III-8: Disability by Type - Unincorporated Los Angeles County (2018)



Note: Disability types are only recorded for populations above a certain age.

Source: ACS 2014-2018 (5-year estimates).

Of the population with a disability, 62 percent are not part of the labor force. According to the 2014-2018 ACS, 32 percent of persons with a disability in unincorporated Los Angeles County are employed compared to 71 percent of persons with no disability (**Table III-3**).

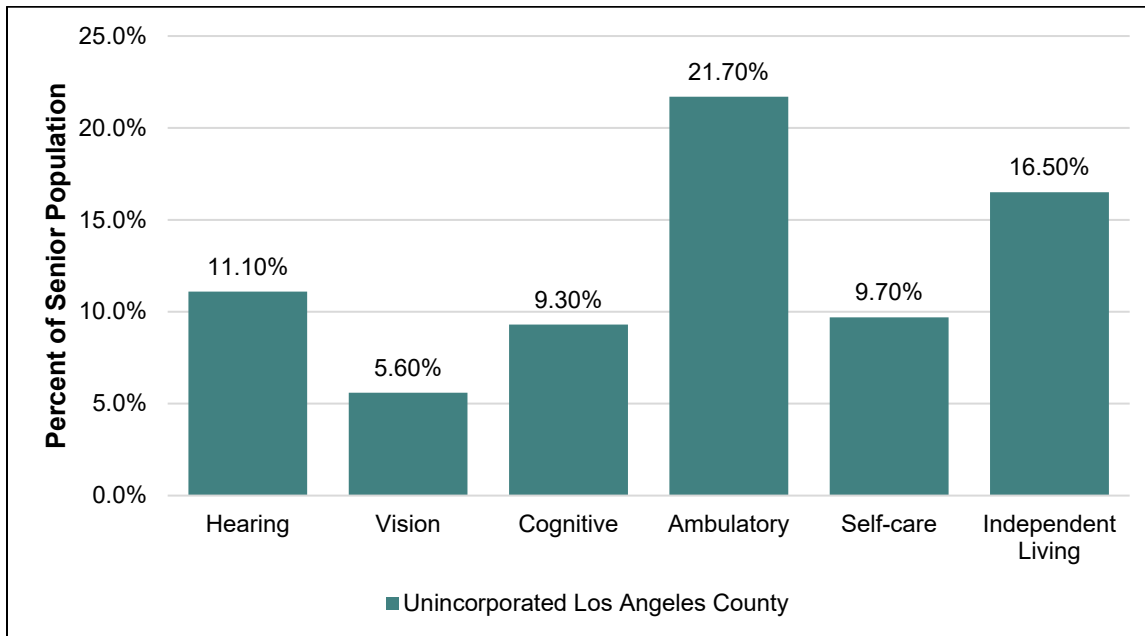
Table III-3: Disability by Employment Status - Unincorporated Los Angeles County (2018)

Employment Status	With a Disability	Percent	No Disability	Percent
Employed	15,449	32%	434,671	71%
Unemployed	2,759	6%	32,615	5%
Not in Labor Force	29,925	62%	141,915	23%
Total	48,133	100%	609,201	100%

Source: ACS 2014-2018 (5-year estimates).

In addition to the problems associated with fixed or low incomes, many seniors are faced with various disabilities. As shown in **Figure III-9**, 21.7 percent of seniors in unincorporated Los Angeles County experience an ambulatory disability. Ambulatory disabilities are the most commonly occurring disability among seniors in unincorporated Los Angeles County, followed by independent living (i.e., people with selfcare limitations), and hearing disabilities.

Figure III-9: Disability by Type - Seniors (65 and over)



Source: ACS 2014-2018 (5-year estimates).

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

Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a developmental disability means:

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

The State Department of Developmental Services (DDS) provides community-based services to over 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The regional centers are private, non-profit organizations that contract with the State to offer a wide range of services. The developmental centers and the two locked facilities are state-owned and operated.

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

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

As shown in **Table III-4**, 47,507 persons in unincorporated Los Angeles County experience a developmental disability. Developmental disabilities are more common among children (0 to 17 years old). In unincorporated Los Angeles County, 18,760 persons under the age of 18 experience a developmental disability, compared to 9,987 persons 18 years and older. Most residents with a developmental disability reside in the home of a parent, family member, or guardian.

Table III-4: Developmental Disabilities - Unincorporated Los Angeles County (2019)

Employment Status	With a Disability	Disabled Persons
By Residence	Home of Parent/Family/Guardian	15,608
	Independent/Supported Living	1,027
	Community Care Facility	1,016
	Intermediate Care Facility	349
	Foster/Family Home	601
	Other	159
By Age	0-17 Years	18,760
	18+ Years	9,987
Total		47,507

Note: Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

Source: CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

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

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

Resources for Persons with Disabilities

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

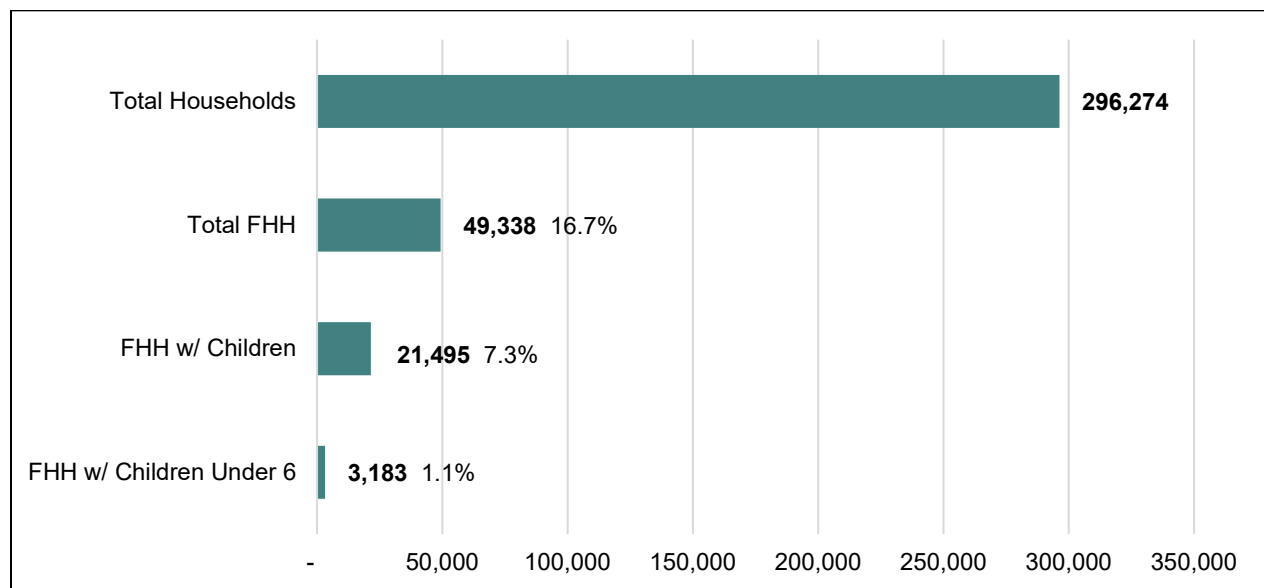
The County offers a home improvement program, which targets assisting persons with disabilities. Additionally, LACDA’s NOFA/RFP process encourages applicants to incorporate supportive services for special needs groups into their projects. Rating criteria within the RFP process award additional points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

Female-Headed Households

Single parent households, particularly female-headed households, often experience difficulty in finding adequate housing due to the lack of affordable housing. They may also have additional needs for day care, health care, and other services that can augment their ability to support their household. Many female-headed households are one-wage-earner households, and therefore tend to have lower incomes, which places them at a disadvantage for housing. Data to estimate the number of female-headed households with incomes below the poverty level for unincorporated Los Angeles County is not available.

In Los Angeles County, single parent households account for approximately 22 percent of all households.⁵ Approximately 16.7 percent of households in unincorporated Los Angeles County are female-headed, and 7.3 percent of households in unincorporated Los Angeles County are female-headed with children (**Figure III-10**). In the previous housing element cycle, single parent households accounted for 25% of households. While this may appear like the number of single parent households have been reduced, it is more likely due to limitations inherent in the data related to margins of error. The County’s Ownership Housing Rehabilitation Assistance Program, Family Self-Sufficiency Program, and other programs, including those related to the preservation, construction, and rehabilitation of affordable housing target the needs of single parent households.

Figure III-10: Female Headed Households (FHH) - Unincorporated Los Angeles County (2018)



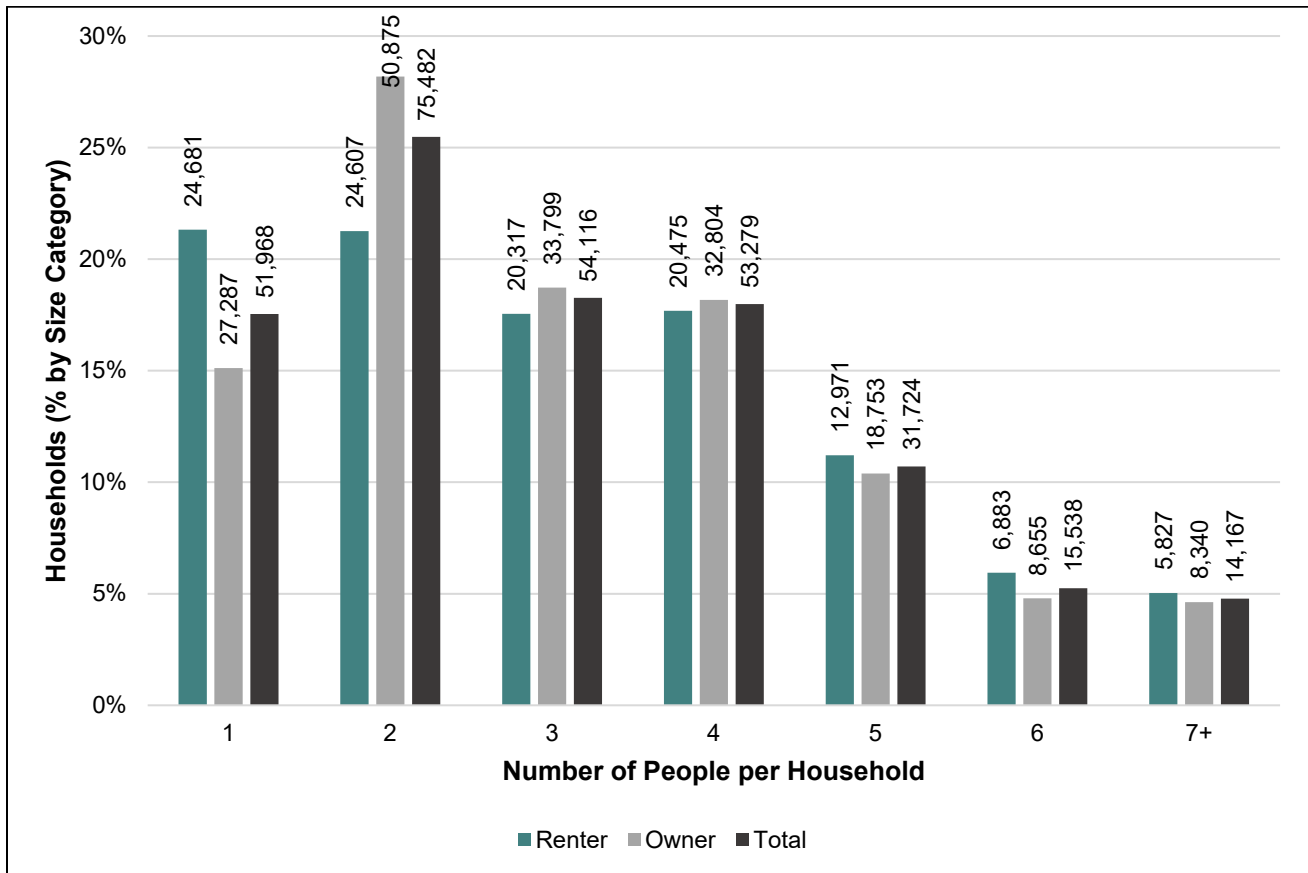
Source: ACS 2014-2018 (5-year estimates).

Large Households

Large households are generally identified as those having five or more people. They are characterized as a special needs group because they may include one or more families sharing housing, especially extended families, and can indicate a lack of affordable housing and increased overcrowding. Due to a limited supply of adequately sized units to accommodate large households, large households experience more difficulty securing adequately sized and affordable housing. When larger units are available, they generally cost significantly more than smaller units. Large households can also put a physical strain on the housing stock, which results from the greater wear-and-tear that more inhabitants can have on a unit. **Figure III-11** shows that over 20 percent of the households in unincorporated Los Angeles County have five or more people. A larger percentage of renter-occupied households have five or more people compared to owner-occupied households.

⁵ ACS 2014-2018, Table DP02.

Figure III-11: Large Households - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

The lack of supply, compounded with the low incomes of large households, results in many large households living in overcrowded conditions. According to HUD,⁶ 11,738 renter-occupied large households and 16,614 owner-occupied large households have an AMI of 80% or less, and are housing cost burdened. Among the renter-occupied large households, 5,926 extremely low income and 4,255 very low income households are housing cost burdened in excess of 30%. Among owner-occupied large households, 3,927 extremely low income and 2,654 very low income households are housing cost burdened in excess of 30%. Furthermore, 4,998 renter-occupied and 1,185 owner-occupied, households are housing cost burdened in excess of 50%

Due to the varied nature of development in unincorporated Los Angeles County and the way bedroom count data is collected, there is a data gap in estimating the number of dwelling units with three or more bedrooms. However, the number of housing cost burdened large households speaks to the need for more affordable larger units. As with other special needs groups, large households would benefit from innovative multifamily housing development near jobs and public transit with childcare facilities and opportunities for recreation.

⁶ https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html

Farmworkers

Los Angeles County has seen a significant decrease in agricultural workers. State EDD data shows that between 2000 and 2016, the number of farmworkers countywide decreased by nearly 50 percent, from 7,700 to 3,910 farmworkers.⁷ As shown in **Table III-5**, the USDA estimates there are 1,241 farmworkers in unincorporated Los Angeles County. Of those, 315 are seasonal workers (those who work less than 200 days/year), 402 are year-round farmworkers living off-farm, and 546 are year-round farmworkers living on-farm. Existing farmworkers in Southern California are usually able to work year-round, but their earnings are typically in the extremely low-income household category. Farmworkers typically move from farm to farm to find work, which points to the need for migrant farmworker housing.

To address the housing needs of farmworkers, the County established the Farmworker Housing Ordinance in 2010. It allows farmworker housing in all zones where agricultural uses are permitted (exclusive of environmentally sensitive and/or hazard areas) with no special or added layer of administrative review. Agricultural practices no longer account for a significant sector of Los Angeles County's economy, and as more agricultural land is converted for non-agricultural uses, this sector will continue to decline.

Table III-5: Farmworkers by Occupation - Unincorporated Los Angeles County (2017)

Category	Number of Employees
Total Farmworkers	1,241
Seasonal Farmworkers	315
Year-round Farmworkers living off-farm	402
Year-round Farmworkers living on-farm	546

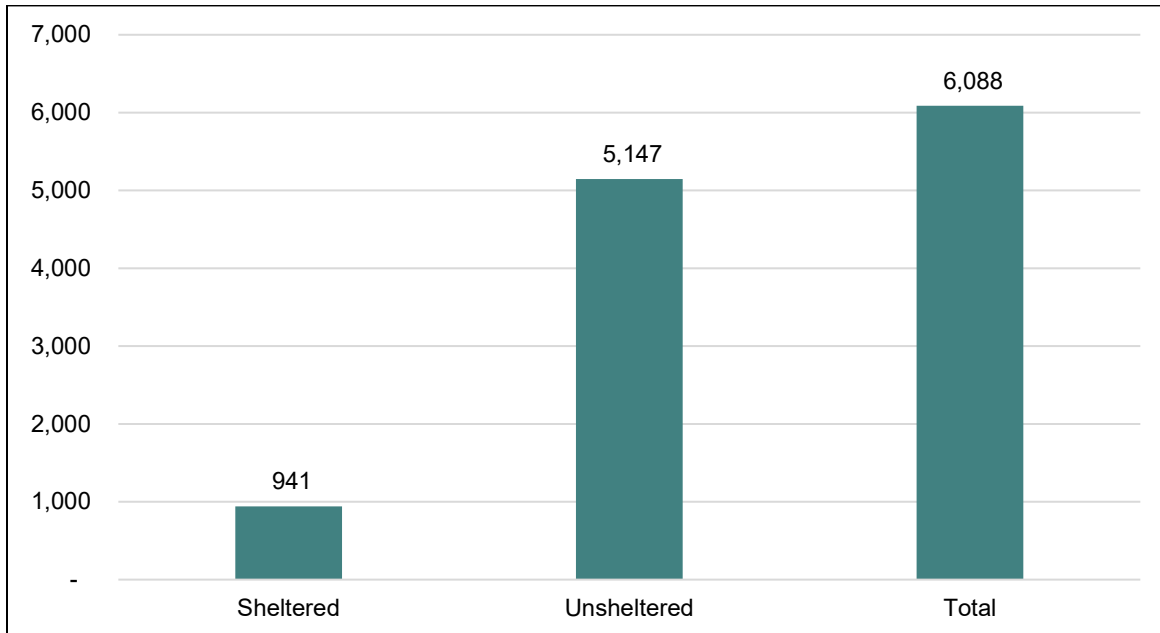
Estimated figures do not sum. Source: <https://www.nass.usda.gov/AgCensus/>

People Experiencing Homelessness

In 2020, there were an estimated 6,088 people experiencing homelessness in unincorporated Los Angeles County. **Figure III-12** shows a majority of those experiencing homelessness are unsheltered (85 percent) and 15 percent are sheltered.

⁷ DOF. 2020. Projections. <http://www.dof.ca.gov/Forecasting/Demographics/Projections/>. Accessed August 2020.

Figure III-12: People Experiencing Homelessness - Unincorporated Los Angeles County (2020)



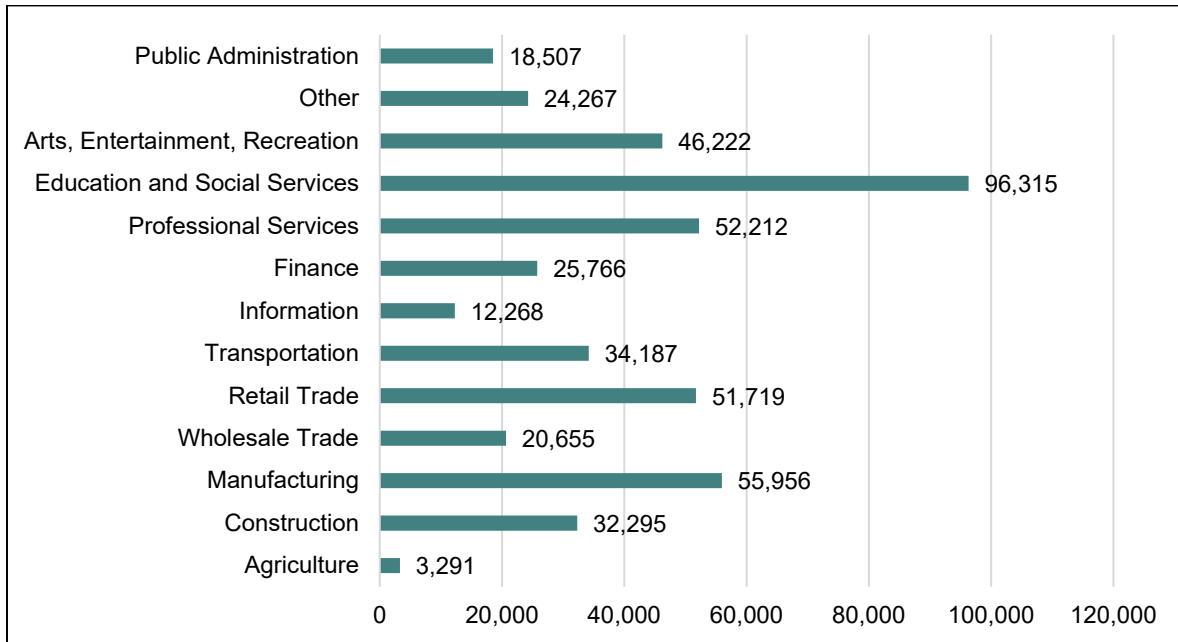
Source: Los Angeles Homeless Services Authority (LAHSA) Greater Los Angeles Homeless Count - Unincorporated Areas, 2020.

“Chronic homelessness” describes those who have experienced homelessness for over a year and have a disabling condition. These individuals often have the most severe disabilities, including mental disabilities and substance abuse issues. People experiencing homelessness move across local jurisdictions countywide to obtain food resources, safer temporary accommodations, and other services and resources to meet their immediate needs. While there is a data gap in demographic information for people experiencing homelessness unique to unincorporated Los Angeles County, the County is tackling the problem on a countywide basis. On February 9, 2016, the Board of Supervisors approved an unprecedented action plan as part of the County’s Homeless Initiative to prevent and combat homelessness, and to create an ambitious, but achievable path forward. In March 2017, voters approved [Measure H](#), which is a ¼ percent increase to the County’s sales tax to provide an ongoing revenue stream – an estimated \$355 million per year for ten years — to fund services, rental subsidies, and housing to combat homelessness. For more information on shelters, interim housing, and supportive housing, please refer to the Zoning and Subdivision Code section of the Housing Constraints Chapter.

Employment Characteristics

Los Angeles County hosts a diverse economy, but its composition has changed substantially over the past several decades and continues to transition. Although Los Angeles County is still one of the largest manufacturing centers in the United States, since the 1970s, the manufacturing industry has declined steadily and substantially. The education and social services sector accounts for the highest number of employees in unincorporated Los Angeles County, followed by manufacturing and professional services (**Figure III-13**).

Figure III-13: Employment by Industry - Unincorporated Los Angeles County (2018)

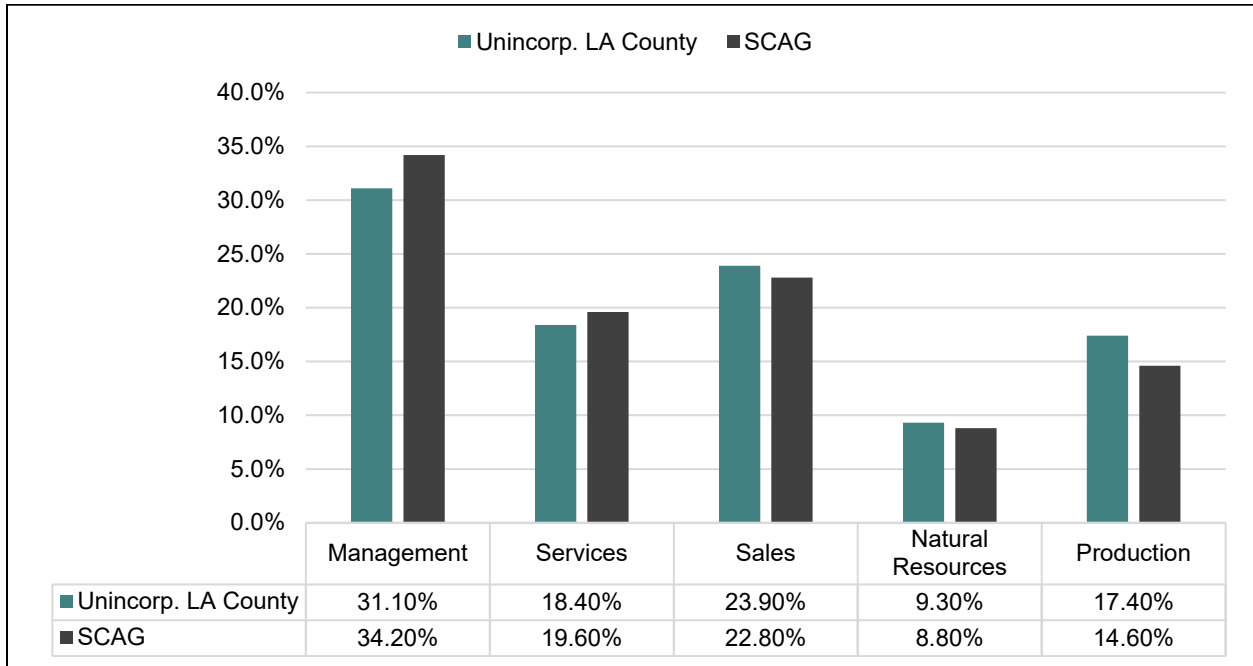


Source: ACS 2014-2018 (5-year estimates using groupings of 2-digit NAICS codes).

The employment base in Los Angeles County has continued to shift since 2000. The most substantial losses were in manufacturing, which lost nearly 240,000 jobs between 2000 and 2010. Since 2010, the number of employed in the manufacturing industry has decreased further from 379,200 to 339,200 employed countywide.⁸ Between 2010 and 2019, the employment in the data processing industry more than doubled countywide. Non-store retailer, health practitioner, and courier/messenger sectors also saw large job increases. Apparel manufacturing, book/news stores, and mining/logging industries saw the highest rate of job loss between 2010 and 2019. As shown in **Figure III-14**, unincorporated Los Angeles County employs a slightly higher proportion of residents in the production sector and natural resources sector than the region.

⁸ EDD. 2020. Industry Employment – Official Monthly Estimates (CES). <https://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/AreaSelection.asp?tableName=Ces>. Accessed August 2020.

Figure III-14: Employment by Occupation (2018)

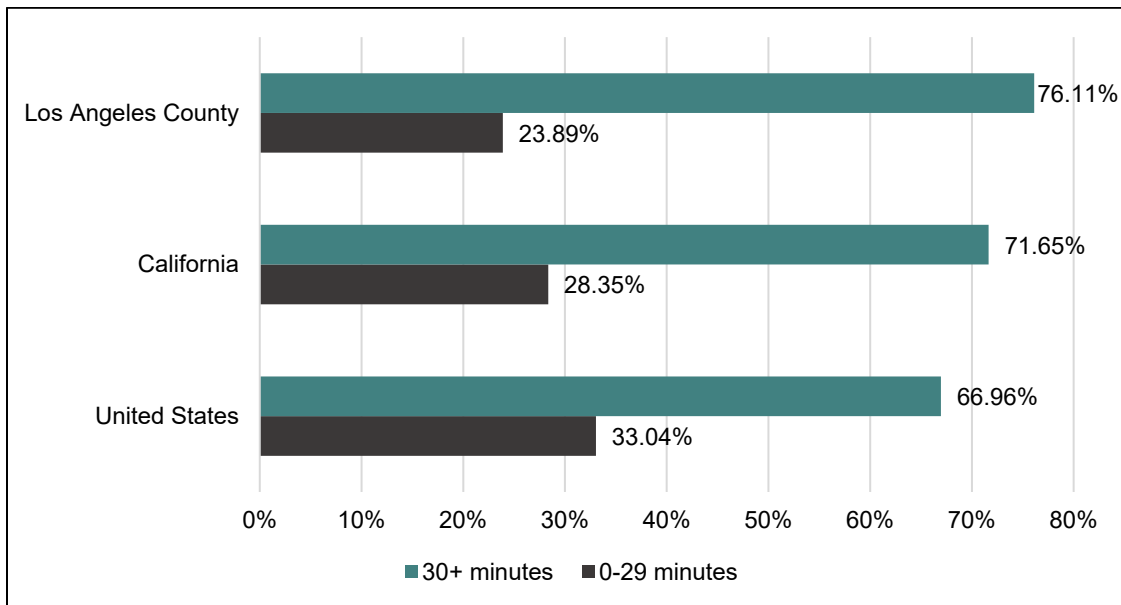


Source: ACS 2014-2018 (5-year estimates using groupings of SOC codes).

Commuting Patterns

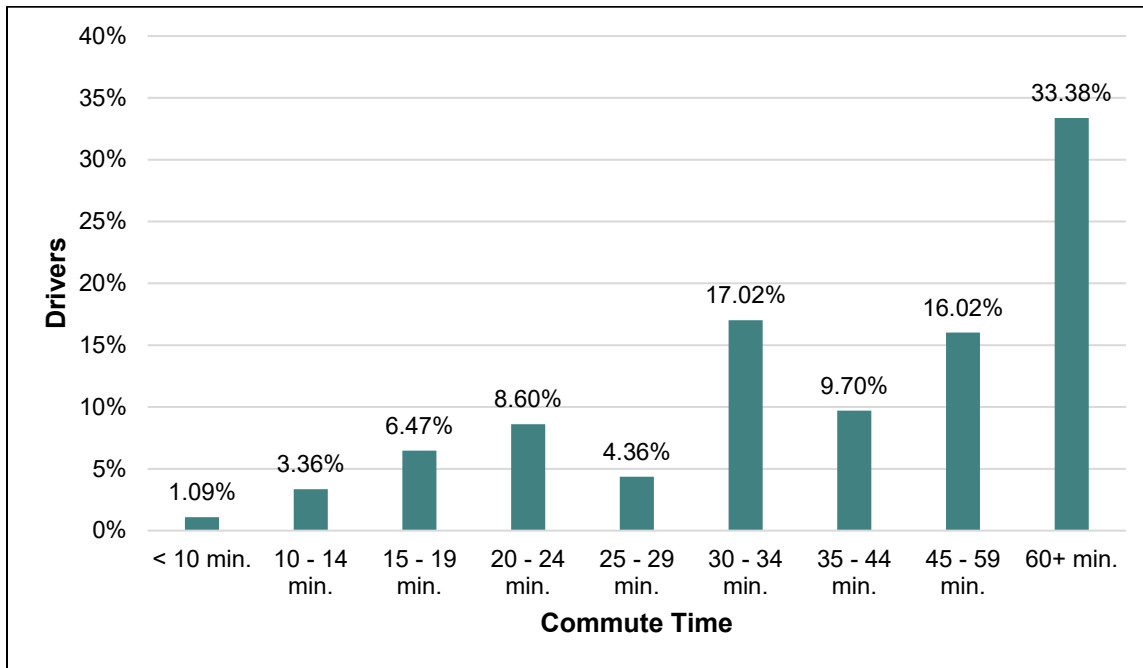
Ideally, housing should be located within a short distance of employment to alleviate congestion on roadways. However, residents throughout Los Angeles County commute long distances to get to work. **Figure III-15** and **Figure III-16** show that approximately 76 percent of commuters in Los Angeles County drive 30 minutes or more to get to work. Over 30 percent drive more than an hour.

Figure III-15: Drive Time to Work (2018)



Source: ACS 2014-2018, Table B08135.

Figure III-16: Drive Time to Work (Detail) - Los Angeles County (2018)

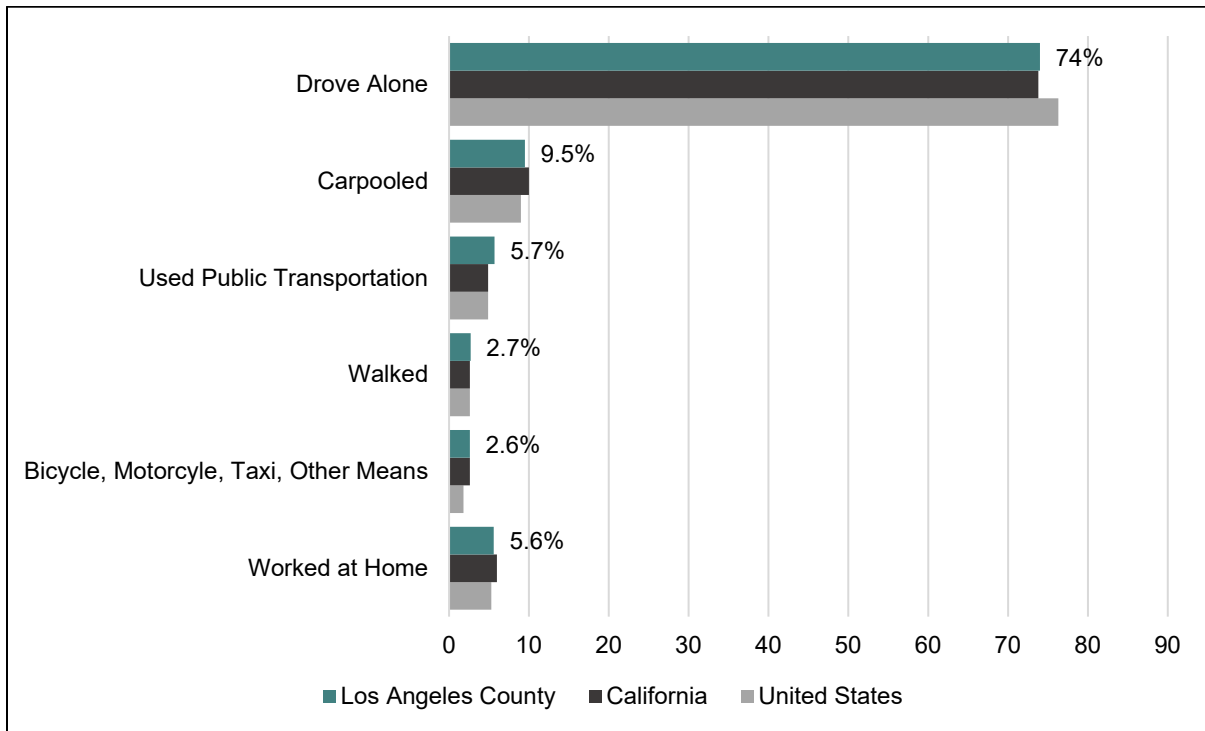


Source: ACS 2014-2018, Table B08135.

The transportation modes to get to work in unincorporated Los Angeles County heavily favor automobile trips. In Los Angeles County, 80 percent of trips to work are made by automobile, with 74 percent of commuters driving alone and 9.5 percent carpooling. The remaining 16.6 percent of non-automobile trips to work are made using alternative transportation, such as transit, biking, walking, or telecommuting. Due to the COVID-19 pandemic, the County will likely experience a significant increase in telecommuters during the 2021-2029 Housing Element planning period.

Figure III-17 shows that most Americans drive to work alone. However, California has a higher rate of telecommuters and Los Angeles County has a higher rate of public transit use. Notably, Los Angeles County has a higher rate of commuters who carpool compared to the rest of California and the country.

Figure III-17: Methods of Commuting (2018)



Source: ACS 2014-2018, Table S0801.

Household Characteristics

Existing Households

There are approximately 296,274 households in unincorporated Los Angeles County, which is a decrease of 3,084 households since 2010.⁹ Between 2010 and 2018, the number of households in unincorporated Los Angeles County decreased by approximately one percent. The decrease is likely a result of annexations rather than actual decrease in the number of households.

Household Size and Composition

The size of a household determines the type of housing unit that is needed. As shown in **Table III-6**, in unincorporated Los Angeles County, the most common household size is the two-person household, which accounts for 25.5 percent of all households. Households of three or more make up about 57 percent of all households in unincorporated Los Angeles County.

The presence of large households in unincorporated Los Angeles County is significant to the Housing Element. HCD defines a large household to be a household of five or more people. Over 20 percent of the households in unincorporated Los Angeles County need a housing unit with at least three bedrooms that can accommodate a large household (**Table III-6**).

⁹ Southern California Association of Governments (SCAG). 2020. Local Housing Data for Unincorporated Los Angeles County.

Table III-6: Households by Household Size - Unincorporated Los Angeles County (2018)

Household Size	Renter	Renter Percent	Owner	Owner Percent	Total	Total Percent
1	24,681	21.32%	27,287	15.12%	51,968	17.54%
2	24,607	21.26%	50,875	28.18%	75,482	25.48%
3	20,317	17.55%	33,799	18.72%	54,116	18.27%
4	20,475	17.69%	32,804	18.17%	53,279	17.98%
5	12,971	11.20%	18,753	10.39%	31,724	10.71%
6	6,883	5.95%	8,655	4.79%	15,538	5.24%
7+	5,827	5.03%	8,340	4.62%	14,167	4.78%
Total Large Households (5+)	25,681	22.18%	35,748	19.80%	61,429	20.73%
Total Households	115,761	100%	180,513	100%	296,274	100%

Source: ACS 2014-2018 (5-year estimates).

The composition of households also determines the type of housing that is needed. As shown in **Table III-7**, families account for 67 percent of households countywide, with nearly one-quarter headed by single parents. Fifteen percent of households are single-parent, female-headed.

Table III-7: Households by Household Type - Los Angeles County (2018)

Household Type	Percent
Family households (families)	66.80%
With own children of the householder under 18 years	28.80%
Male householder, no wife present, family	6.80%
Female householder, no husband present, family	15.00%
Nonfamily households	33.20%
Householder living alone	25.60%

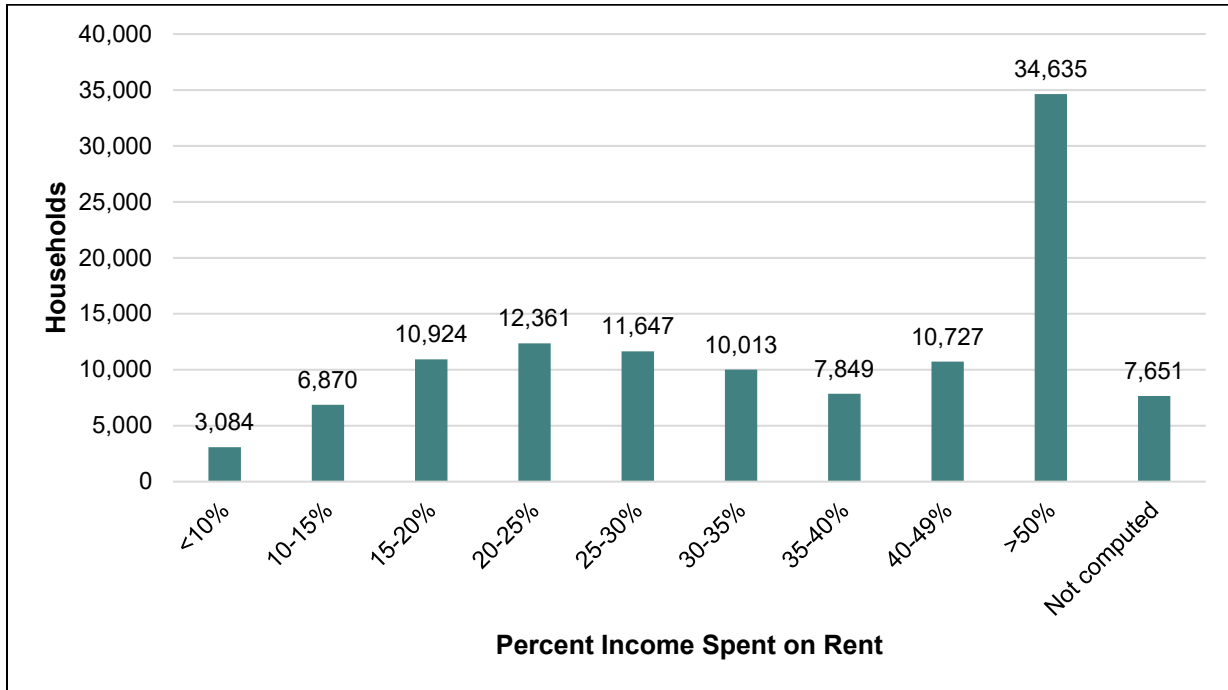
Note: Percentages reflect entire County.

Source: ACS 2014-2018, Table DP02 (5-year estimates).

Household Income

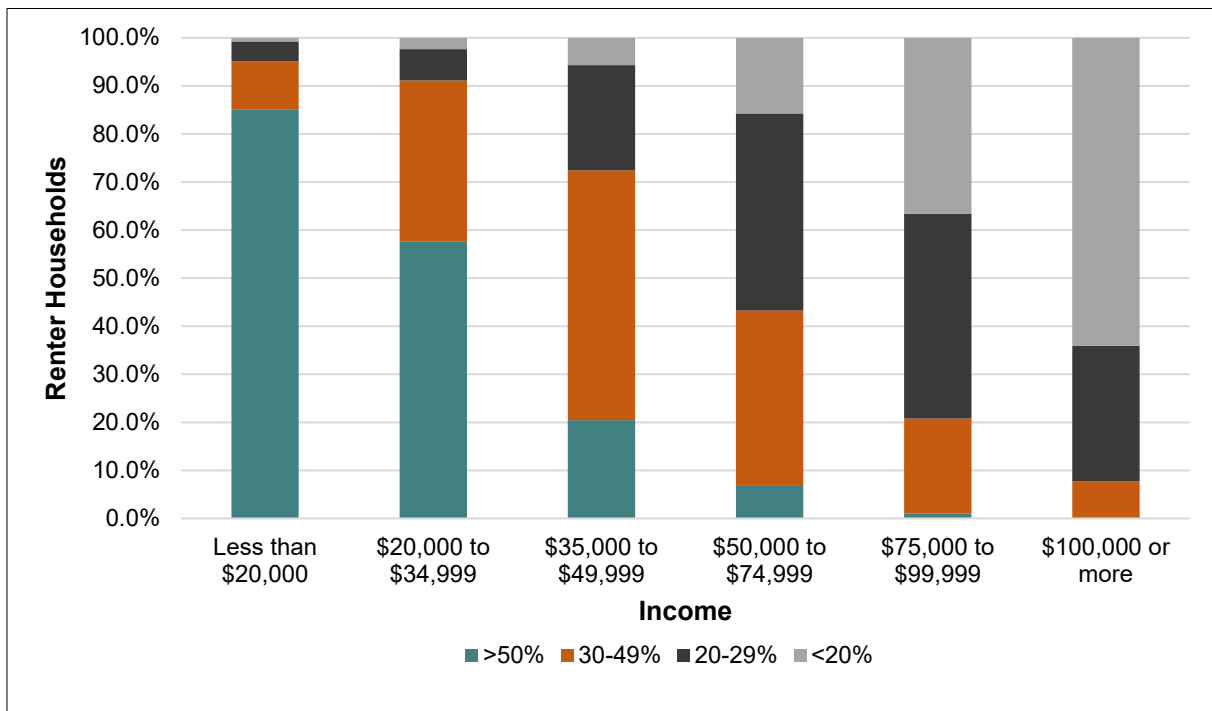
Area Median Income (AMI) is an important indicator of a household's access to housing. While above moderate income households have more discretionary income to spend on housing, low and moderate income households are more limited to the range of housing that they can afford. As shown in **Figure III-18**, the largest segment of households spend over 50 percent of their income on housing. Approximately 55 percent of renter households spend 30 percent or more of gross income on housing and 30 percent spend 50 percent or more on housing. Lower income households tend to pay a larger percentage of their income in rent compared to median or high income earners (**Figure III-19** and **Table III-8**). For low income households especially, spending 30 to 50 percent of income on housing costs is a tremendous financial burden. Lower income households tend to have less savings as their safety net. Any unexpected loss of employment or income or additional expenses would render these households at risk of becoming homeless. As evidenced by the impacts of the current COVID-19 crisis, the risk of eviction is imminent among many lower income renter households.

Figure III-18: Spending on Rent - Unincorporated Los Angeles County (2020)



Source: SCAG. 2020. Local Housing Data: Unincorporated Los Angeles County.

Figure III-19: Spending on Rent by Income - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Table III-8: Spending on Rent by Income - Unincorporated Los Angeles County (2018)

	<\$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
<20%	157	489	982	2,918	4,398	11,934
20-29%	863	1,358	3,785	7,613	5,130	5,259
30-49%	2,092	6,971	8,981	6,735	2,377	1,433
>50%	17,677	12,013	3,535	1,288	122	0

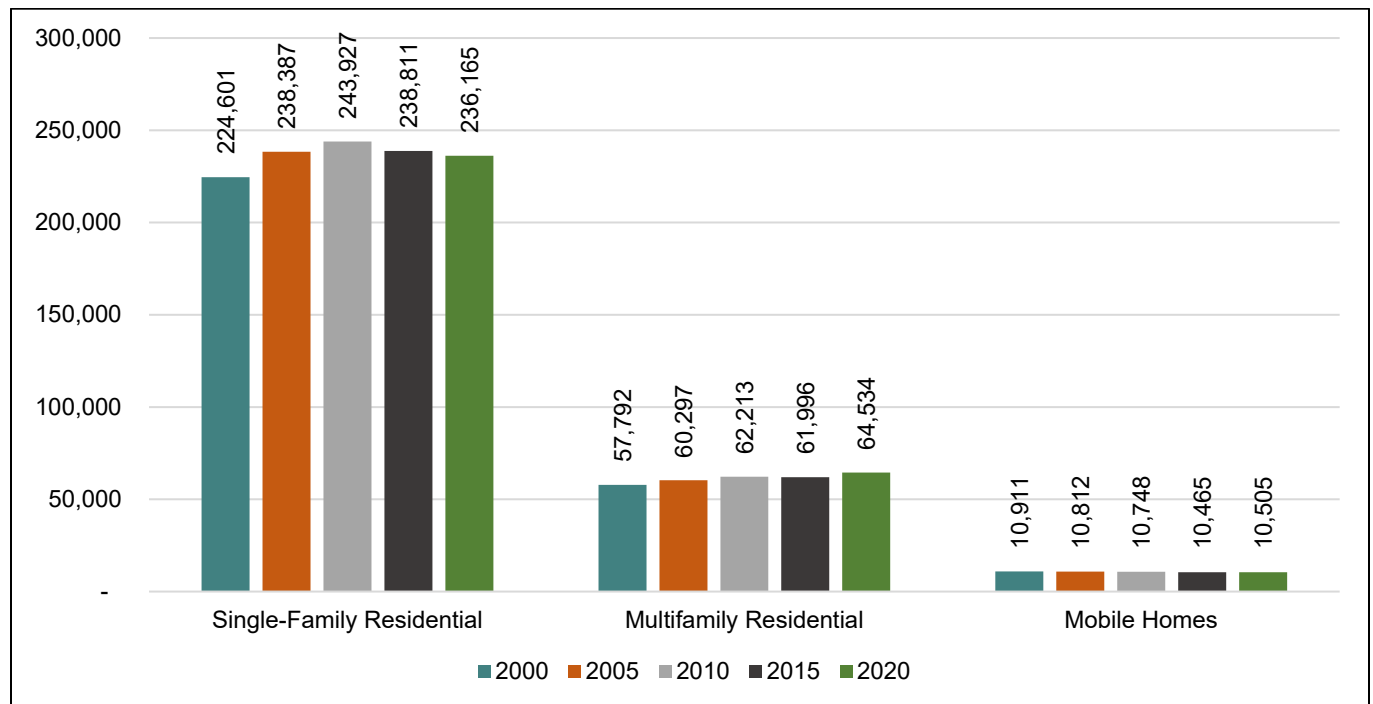
Source: ACS 2014-2018 (5-year estimates).

Housing Supply

Housing Units Added

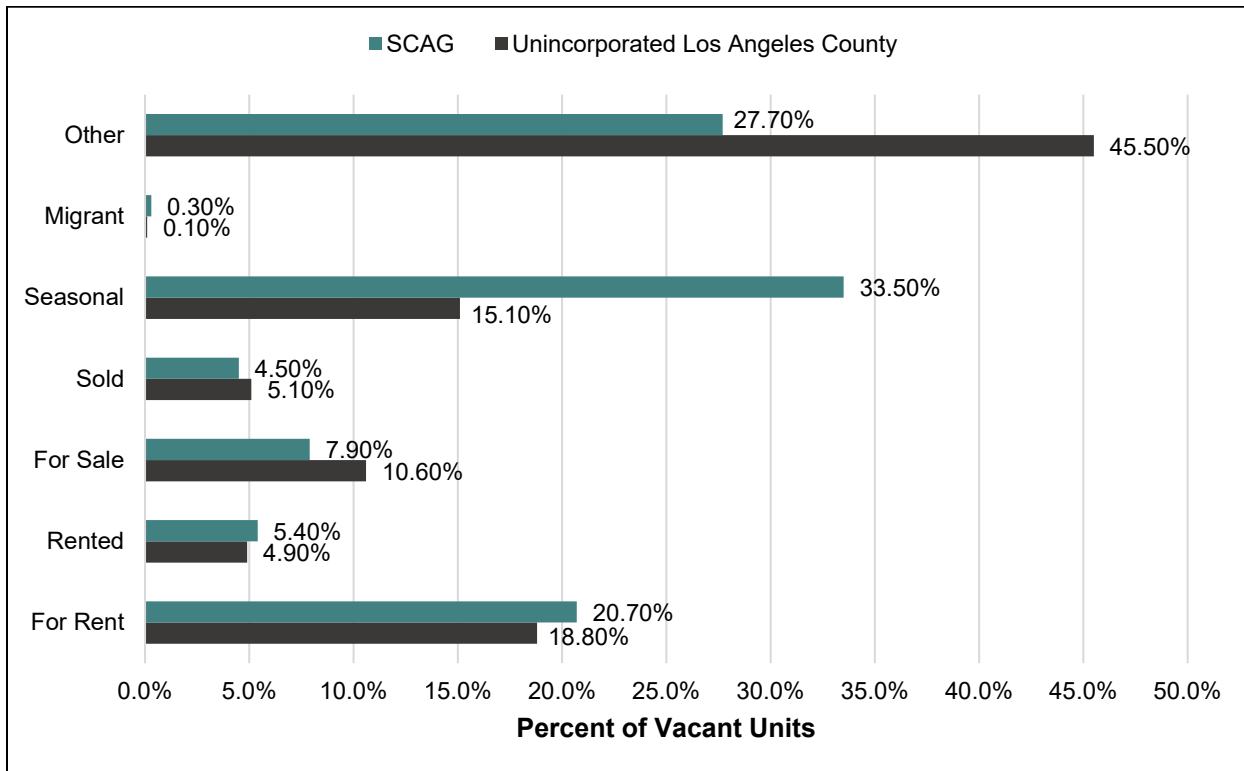
In unincorporated Los Angeles County, between, 2000 and 2020, single family residential units increased by 11,564 units (5.1 percent), multifamily residential units increased by 6,742 units (11.7 percent), and mobilehome units decreased by 406 units (**Figure III-20**). As shown in **Figure III-21**, vacancy rates for rental and for-sale properties in unincorporated Los Angeles County are comparable to rates in the SCAG region. However, unincorporated Los Angeles County experienced a higher rate of vacancy for “Other” types of housing (45.5 percent) compared to the SCAG region (27.7 percent). Housing units are classified as “Other” vacant when it does not fit into any year-round vacant category. “Other” vacant housing units may include units not for sale or rent, units being used for storage, units being repaired or renovated, units being held for settlement of an estate, etc.

Figure III-20: New Housing - Unincorporated Los Angeles County (2000-2020)



Source: CA DOF E-5 Population and Housing Unit Estimates.

Figure III-21: Vacant Units by Type (2018)



Source: ACS 2014-2018 (5-year estimates).

Types of Housing

As shown in **Table III-9**, a majority (75.8%) of the housing stock in unincorporated Los Angeles County are single family homes. Multifamily housing accounts for approximately 20.8 percent of housing units in unincorporated Los Angeles County, with mobilehomes making up the remainder (3.4%) of housing units. The lack of housing diversity is a common theme found throughout many communities in unincorporated Los Angeles County.

Table III-9: Housing Type - Unincorporated Los Angeles County (2020)

Housing Type	Units	Percent
Single Family, detached	218,735	70.30%
Single Family, attached	17,430	5.60%
Multifamily, 2-4 units	17,999	5.80%
Multifamily, 5+ units	46,535	15.00%
Mobilehomes	10,505	3.40%
Total	311,204	100%

Source: CA DOF E-5 Population and Housing Unit Estimates.

In addition to the type of housing, the size of the unit has implications on affordability and access. As shown in **Table III-10**, in general, renter-occupied units typically have higher rates of crowding. This makes rental units more likely to be affordable, but they may not be ideally sized for larger households. Owner-occupied units are less likely to have rooms with more than one person, which is appropriate for larger households. However, these units tend to be less affordable.

Table III-10: Crowding by Extent and Tenure - Unincorporated Los Angeles County (2018)

	Owner-Occupied	Percent of Total Households	Renter-Occupied	Percent of Total Households
1.0+ per room	12,363	6.80%	22,334	19.30%
1.5+ per room	3,627	2.00%	9,048	7.80%

Source: ACS 2014-2018 (5-year estimates).

The lack of housing choices for low income households is largely a function of the residential marketplace. In general, single family homes are desired by most owner-occupied households and can command higher profit for developers. This market trend inherently overlooks disadvantaged or low income households.

Substandard Housing

Table III-11 shows approximately two percent of households in unincorporated Los Angeles County have no telephone service, 0.4 percent lack plumbing facilities, and one percent lack complete kitchen facilities.

The Los Angeles County Department of Public Health, Environmental Health Division, conducts regular studies and inspections on the degree of substandard housing in unincorporated Los Angeles County. Apartments and condominiums with five or more units are regularly inspected; however, single family homes are only inspected if a complaint is issued for that property. The Environmental Health Division issues code violations for substandard properties. When issued citations, building owners are regularly referred to LACDA when applicable programs can provide rehabilitation assistance.

Table III-11: Substandard Housing - Unincorporated Los Angeles County (2018)

Substandard Housing Factor	Units	Percent of Total Units
No Telephone Services Available	5,942	2.01%
Lacking Plumbing Facilities	1,146	0.39%
Lacking Complete Kitchen Facilities	3,013	1.02%

Source: ACS 2014-2018 (5-year estimates).

In order to understand the habitability needs of rental housing units in unincorporated Los Angeles County, the County gathered data from the existing code enforcement programs and conducted a rental housing habitability survey. LACDA, DRP, DPH, and DPW each provided data on inspections and violations cited in FY 2017-2018.

LACDA conducted 8,639 Housing Quality Standards (HQS) inspections on 4,824 rental housing units in unincorporated Los Angeles County and found violations across 1,818 units. The majority of violations were minor deficiencies. DPH conducted inspections of 15,000 rental units and identified violations in 685 units. DRP inspected 145 units and 118 units were found to have violations, mainly from unpermitted units.

The Code Enforcement Workgroup (comprising of LACDA, DRP, DPH, and DPW) also conducted a rental housing habitability survey of renters residing in cities and unincorporated Los Angeles County from July 2, 2019 to August 2, 2019. The workgroup received 618 responses, of which 70 rented in unincorporated Los Angeles County. About 40% of respondents living in unincorporated Los Angeles County stated they had experienced uninhabitable, unsanitary, or unsafe conditions in their home within the previous two years. Of that 40%, 66% indicated that the conditions were never resolved.

Habitability in rental housing units in unincorporated Los Angeles County would be better served if there was a centralized, systematic, and proactive code enforcement program to address habitability issues. The snapshot of data the workgroup collected primarily demonstrates violations where someone filed a complaint. Without regular inspections of all units, it is difficult to truly understand the baseline conditions of the housing stock in unincorporated Los Angeles County. As such, the number of housing units in need of rehabilitation and replacement cannot be quantified. It is also difficult to monitor change over time and identify areas to target for non-compliance. Additionally, the workgroup recognizes the need to provide a mechanism to address habitability issues without requiring tenants or neighbors to file a complaint, and to provide strategies to increase access for inspectors. This will be addressed in Program 40: Systematic Code Enforcement.

Estimate of the Number of Housing Units Needing Rehabilitation and Replacement

To estimate of the number of housing units that may need rehabilitation or replacement in unincorporated Los Angeles County, a variety of housing and demographic characteristics were considered. One consideration is that more than 90% of all the housing units in unincorporated Los Angeles County are more than 30 years old. This is the age when significant repairs and rehabilitation are usually needed. Another consideration is that younger homeowners living in older homes who have not yet built a nest egg and elderly homeowners who may be living on a fixed income are more likely to defer maintenance and put off repairs. Another consideration is that single-parent households face additional expenses and responsibilities that may cause minor repairs to go unnoticed until they become a major distressing expense. Furthermore, another consideration is that large households and over-crowded households put additional stresses on structures and systems that were not designed to accommodate large capacities.

There are some aspects we cannot know, for example, the quality of construction of each unit or when it was last updated or remodeled. However, we can determine the financial circumstances of individual householders by looking at Overpayment. Overpayment is when a household spends more than 30% of its income on housing costs and is generally recognized as an indicator that housing is not affordable. Households in Overpayment would likely have less money available for basic necessities, repairs, or emergencies. While homeowners benefit from owning an asset, renters have less housing security when large financial expenses are incurred. Households with these characteristics that are also in Overpayment are more likely to live in a unit that needs rehabilitation or replacement. For owner occupied housing, it is estimated that 13,885 single family units and 4,433 multifamily units are likely to be in need of rehabilitation or replacement. For renter households, it is

likely that 12,522 single family units and 3,998 multifamily units are in need of rehabilitation or replacement.

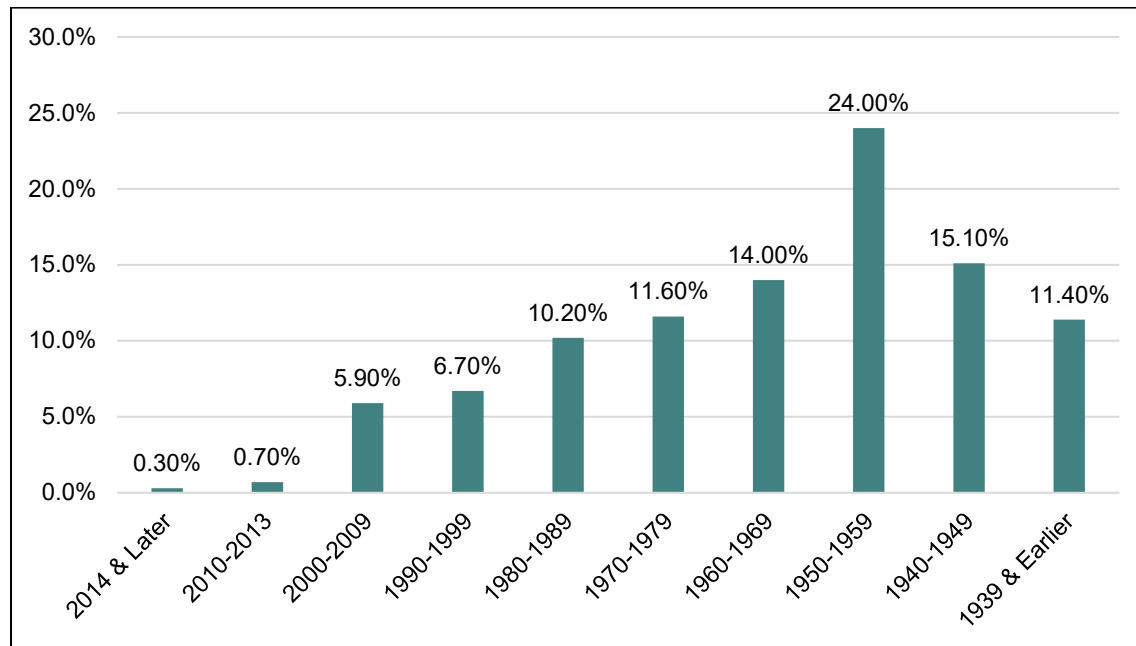
While these estimates may appear precise, it is important to note that they are informational. There were data limitations that resulted in some unavoidable overcounting. Additionally, this analysis does not account for households not in overpayment and with or without these characteristics that may be living in a unit that needs rehabilitation or replacement. Even with these limitations, this analysis further supports the need for more affordable housing options in unincorporated Los Angeles County.

Age of Housing Stock

The age of the housing stock is commonly used by state and federal programs to estimate rehabilitation needs. Typically, most homes begin to require major repairs or rehabilitation at 30 or 40 years of age. Features, such as electrical capacity, plumbing, kitchen features, and roofs usually need updating if no prior replacement has occurred.

Rehabilitation, maintenance, and replacement could become critical issues in unincorporated Los Angeles County within the Housing Element planning period. **Figure III-22** depicts the age of the housing stock in unincorporated Los Angeles County. The largest share of housing units in unincorporated Los Angeles County were built between 1950 and 1959. Nearly 90 percent of the housing stock in unincorporated Los Angeles County was built before 1990. The County may need to address the preservation of aging housing units susceptible to deterioration in the near future.

Figure III-22: Housing Units by Year Structure Built - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Housing Supply and Demand Indicators

Tenure

According to the 2010 Census, 60.9 percent of households in unincorporated Los Angeles County own their homes. Historically, Los Angeles County has had the lowest homeownership rate in California, and within the country. This is in part due to its large transitory and immigrant populations, but also due to the lack of affordable housing options.

Overcrowding

“Overcrowded” is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches. “Severely overcrowded” is defined as more than 1.5 persons occupying a room. Overcrowding usually results from a lack of appropriate housing, either in affordability or adequacy in size. Overcrowding is more common among renter-occupied units, at 19.3 percent with over 1 person per room, as compared with owner-occupied units, at 6.8 percent with over 1 person per room (**Table III-10**).

Overpayment

According to the 2010 Census, many low income households in Los Angeles County pay a high percentage of their income toward rent, which indicates a lack of affordable housing. Households that pay more than 30 percent of their income on rent or mortgage payments have less money to spend for other necessities and emergencies. This can be a financially precarious situation for many, especially for renters who do not have any of the security afforded by homeownership, and can easily fall into homelessness if an unexpected financial hardship were to occur.

Income directly affects a household’s access to housing, as shown in **Table III-12**. Households with lower incomes are more likely to rent than own a home.

Table III-12: Extremely Low Income Households by Tenure - Unincorporated Los Angeles County (2016)

Tenure	Total Households	Extremely Low Income	Share of Extremely Low Income
Renter-Occupied	108,935	34,798	31.9%
Owner-Occupied	155,635	17,049	11.0%
Total	264,570	51,847	19.6%

Source: HUD CHAS 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing Cost

According to Corelogic, the median home price in Los Angeles County in 2020 was \$643,000, compared to \$618,000 in 2019 (four-percent increase).¹⁰

¹⁰ Corelogic. 2020. California Home Sale Activity by City. <https://www.corelogic.com/downloadable-docs/dq-news/dq-news-monthly-charts/ca-home-sale-activity-by-city-june-2020.pdf>. Accessed August 2020.

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

Rental Cost

The foreclosure crisis and economic recession in past years have resulted in high foreclosures and job losses throughout unincorporated Los Angeles County that have created impacts that are still felt today. This has created a higher demand for affordable housing and, in particular, rental housing. The shortage of affordable housing has increased rents and further reduced housing choices for the region's low income households. As a result, rental cost is one of the largest expenses for households in unincorporated Los Angeles County.

Over half of all renter-households in unincorporated Los Angeles County pay more than 30 percent of their income on rent (**Figure III-18**). As shown in **Figure III-23** and **Table III-13**, 55 percent of renter-households in unincorporated Los Angeles County make less than \$50,000 a year. A household earning \$50,000 a year needs to spend over 30 percent of their income to afford a fair market rent two-bedroom apartment in Los Angeles County.¹¹

Extremely Low Income Housing Needs

Most households and individuals receiving public assistance, such as social security or disability insurance, are considered extremely low income households. A household supported by a worker earning minimum wage is also considered an extremely low income household. For extremely low income households, the largest share of their income is directed toward housing costs, making continued affordability uncertain.

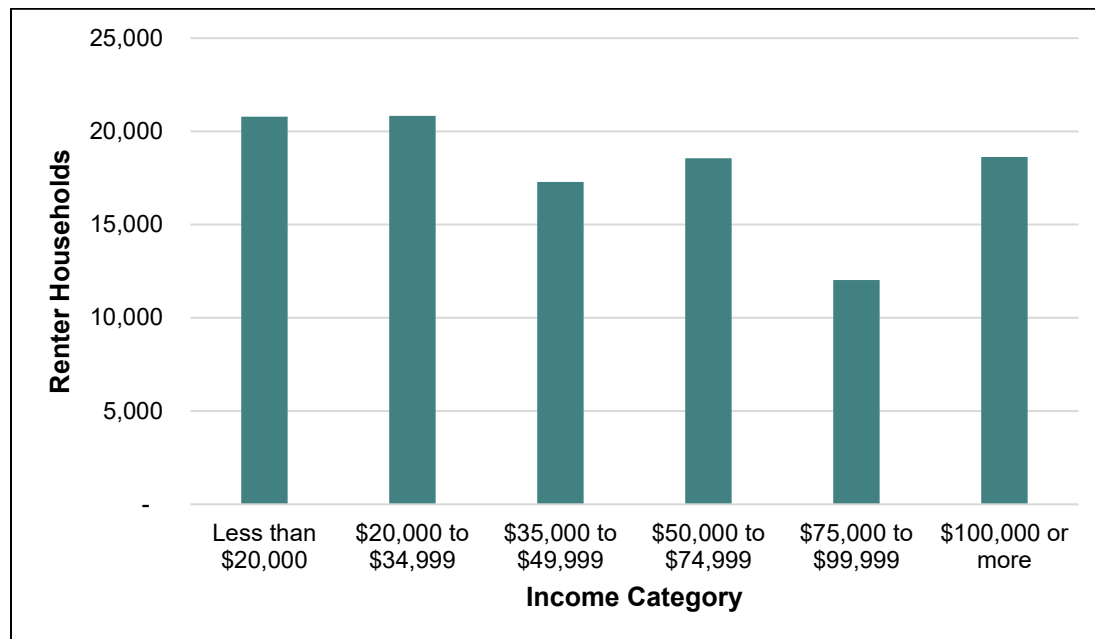
Housing extremely low income households (below 30% of area median income) can be especially challenging. In unincorporated Los Angeles County, 19.6% (51,887) of all households are extremely low income households. Of those households, 31.9% (34,798) are renter-occupied households and 11% (17,049) owner-occupied households. Approximately 3,220 extremely low income renter-occupied households and approximately 255 extremely low income owner-occupied households are severely overcrowded. There is a need for larger units with three or more bedrooms for extremely low income households. Limitations on data available for unincorporated Los Angeles County do not support projecting the number of extremely low income households into the future; however, their housing needs are expected to remain critical.

The primary resources available to extremely low income households are affordable housing projects that are deed restricted for lower income use. Another key resource is the Housing Choice Vouchers (HCV) program that requires 70% of the new vouchers be allocated to extremely low income households. Given the amount of subsidies required to provide affordable housing for this group, the lack of funding is the most significant challenge in service residents at this income level.

Note: Single family residences, condos, and new homes are included in the median home price calculation.

¹¹ HUD. FY 2021 Fair Market Rent. https://www.huduser.gov/portal/datasets/fmr.html#2021_query. Accessed October 2020.

Figure III-23: Renter Income - Unincorporated Los Angeles County (2018)



Source: ACS 2014-2018 (5-year estimates).

Table III-13: Renter Income - Unincorporated Los Angeles County (2018)

Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
20,789	20,831	17,283	18,554	12,027	18,626
19.23%	19.27%	15.99%	17.16%	11.12%	17.23%

Source: ACS 2014-2018 (5-year estimates).

Affordable Housing Inventory

Affordable Housing Developments

LACDA uses a variety of funding sources to facilitate the development of affordable housing. Oftentimes, multiple layers of funding sources are required for the development of affordable housing. As shown in **Table III-14**, there are a total of 2,609 units deed-restricted as rental housing for low income households in unincorporated Los Angeles County. However, there may be additional deed-restricted units that are not included that are not publicly subsidized and therefore do not appear in inventories monitored by HUD, HCD, or the County.

Affordable Rental Housing at Risk of Converting to Market-Rate

The State Housing Element Law requires that local jurisdictions evaluate the potential conversion of deed-restricted housing for low income households into market-rate housing within the next 10 years. As shown in **Table III-14**, 72 affordable units are at very high risk of converting to market-rate, 142 affordable units are at high risk of converting to market-rate, and 291 affordable units are at moderate risk of converting to market-rate.

Table III-14: Assisted Rental Units at Risk of Conversion

Risk Level	Definition	Low-income units	Percent
Very High	Affordability expires in less than a year	72	2.8%
High	Affordability expires between one and five years	142	5.4%
Moderate	Affordability expires between five and ten years	291	7.4%
Low	Affordability expires in ten or more years	2,104	84.4%
Total		2,609	100%

Source: Los Angeles County Department of Regional Planning, July 2021.

Privately-funded units are typically the most at risk, as these units do not receive ongoing public assistance and therefore would potentially realize the biggest increase in rents when converted to market-rate housing. HOME-funded projects are often developed by non-profit organizations. Projects owned by non-profit organizations are more likely to remain as affordable housing even after the affordability controls expire. The publicly subsidized affordable rental housing inventory in unincorporated Los Angeles County is shown in **Table III-15**. This inventory does not include other affordable housing projects that are not publicly subsidized. Among the projects in Table III-15, 505 affordable units within 14 projects are potentially at risk of converting to market-rate housing.

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
2691 North Lincoln Avenue, Altadena, CA 91001	5	5	HUD	80%	2021
3739 Hubbard Street, Los Angeles, CA 90023	6	6	HUD	80%	2021
6415 S. Makee Street, Los Angeles, CA 90001	51	51	HUD	80%	2021
11481 Walnut Street, Whittier, CA 90606	11	10	HUD	80%	2021
8906-8908 Elm Street, Los Angeles, CA 90002	2	2	HOME	80%	2022
19525 Covina Boulevard, Covina, CA 91724	44	44	HUD	80%	2024
20420 E Arrow Highway, Covina, CA 91724	96	96	HUD	80%	2025
2013 E 92nd Street, Los Angeles, CA 90002	37	37	HUD	80%	2026
6570 W Avenue L-12 Lancaster, CA 93536	503	101	MFR Bond	50%	2027
13232 S. Avalon Blvd, Los Angeles, CA 90061	42	41	CDBG; HOME	Manager;40%	2029
3807 Percy St, Los Angeles, CA 90023	7	2	CDBG; HOME	Other Affordable;50%;80%;65%	2029
2010 E El Segundo Blvd, Los Angeles, CA 90222	11	11	HOME; Industry	Manager;50%	2030
12612 S Wilmington Ave, Compton CA 90222	24	24	HOME; Industry	35%; 40%; 45%; 50%	2031
23700 San Fernando Rd Santa Clarita, CA 91321	75	75	Section 8	50%	2031
151 N. Sunol Drive, Los Angeles, CA 90063	75	74	HUD	80%	2032
1746 E. 117th St, Los Angeles, CA 90059; 2216 E. El Segundo Blvd, Los Angeles, CA 90222	46	31	Bond Fees; HOME	50%; 60%	2032
31990 Castaic Rd, Castaic, CA 91384	150	11	Bond; HOME	50%	2033
11718-11740 Willowbrook Avenue, Los Angeles, CA 90059	8	8	HOME	50%;80%	2034
4704 Dozier Avenue, Los Angeles, CA 90022	24	23	CDBG	50%/80%	2035
29890 Bouquet Canyon Rd, Saugus, CA 91390	6	6	--	80%	2036
21218 Mariposa Ave, Torrance, CA 90502; 1435 W 223rd Street, Torrance, CA 90501; 1418 W 216th Street, Torrance, CA 90501	1	1	HOME	50%	2036
13900 Marquesas Way, Marina del Rey 90292	437	35	Land Use	50%	2037
13953 Panay Way, Marina del Rey 90292	99	10	DB	60%	2037

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
2129 E. El Segundo Blvd, Los Angeles, CA 90222	12	12	Homeless; Industry; HOME; CDBG	50%;35%	2037
13679 Telegraph Rd, Whittier, CA 90604	75	74	HOME	50%	2038
337 N Mednik Ave, Los Angeles, CA 90022	51	50	CDBG	50%	2038
4170 Admiralty Way, Marina del Rey 90292	172	15	DB	50%	2039
4201-4261 Via Marina, Marina del Rey 90292	544	54	Land Use	50%, 120%	2041
690 & 730 Herbert Ave, Los Angeles, CA 90063	20	19	CDBG	50%	2046
895 Bonnie Beach Place, Los Angeles, CA 90063	31	30	HOME; CDBG	Manager;50%	2046
1301-1309 Potrero Grande Dr, San Gabriel, CA 91770	53	52	Industry; Bond Fees; HOME	50%;60%	2050
3929 E. 1st Street, Los Angeles, CA 90063	85	83	HOME; Bond	Manager;30%;60%	2050
815 E. Calaveras St, Altadena, CA 91001	22	11	Bond Fees; CDBG; HOME	50%;50%;60%;60%	2050
1011 W 91st Street, Los Angeles, CA 90044	30	11	CDBG; HOME; HOME	40%	2052
1800 E 85th Street, Los Angeles, CA 90001	6	6	Industry; HOME	50%	2053
2418-2434 El Segundo Blvd, Los Angeles, CA 90222	21	21	HOME	50%	2053
10228-10230 S Van Ness Ave Los Angeles CA 90047	2	2	HOME; CDBG	50%	2054
2121 W 103rd St Los Angeles, CA 90047	2	2	CDBG	50%	2056
4245 E Alondra Blvd, Compton, CA 90221	18	11	HOME; Bond Fees; Bond Defeasance; Industry	Other Affordable;40%;60%	2056
952 S Record Ave, Los Angeles, CA 90023	11	11	CDBG; CDBG; HOME; Industry; HOME; CDBG	50%;45%	2056
1307 W 105th St, Los Angeles, CA 90044	41	40	HOME; HOME; Bond Fees; Bond; HOME; Industry	Manager;50%	2057
10038 S Van Ness Ave Los Angeles, CA 90047	2	2	HOME	50%	2058
12322 Clearglen Ave, Whittier, CA 90604	5	2	HOME; HOME	50%	2058
15554 Gale Ave, Hacienda Heights, CA 91745	75	74	HOME; Industry; Bond Fees	Manager;50%;60%	2058
10631 Haas Ave, Los Angeles, CA 90047	2	2	HOME	50%	2059
1074 S. Rowan Ave, Los Angeles, CA 90023; 1063-1073 Eastman Ave, Los Angeles, CA	25	24	CDBG; HOME; Industry	Manager;40%;50%	2059

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
90023					
14126 Marquesas Way, Marina Del Rey 90292	400	62	Land Use	50%;80%;120%	2061
1515 N. Orange Ave, La Puente, CA 91744	53	52	HOME	Manager;50%	2061
15787 S. Atlantic Avenue, Compton, CA 90221;	70	69	HOME; Homeless; Condo Conversion; To Be Determined; Homeless; CDBG; Industry	Manager;30%;50%;45%	2061
1707-1717 E. 61st Street, Los Angeles, CA 90001	30	29	Bond Fees; HOME; Industry	Manager;50%	2061
4242 Via Marina, Marina Del Rey 90292	585	47	Land Use	50%	2061
1025 S Kern Los Angeles 90020	75	15	Bond	50%	2062
11410 Santa Gertrudes Avenue Whittier, 90604	89	18	Bond	50%	2062
20644 E. Arrow Hwy, Covina, 91724	64	13	Bond	50%	2062
4400 & 4500 Via Marina, Marina del Rey 90292	112	18	Land Use	80%	2062
10426 S Normandie Ave Los Angeles, CA 90044	62	61	HOME; Industry	30%;45%;50%	2063
15601 Frailey Avenue, Compton, CA 90221	84	32	HOME; Industry	Manager;50%;50%;35%	2063
5051 E 3rd Street, Los Angeles, CA 90022	60	59	HOME; Other; Tax Incentives; CDBG; Industry	Manager;30%;40%;50%	2063
11818-11820 Robin Street, Los Angeles, CA 90059	2	2	NSP	50%	2064
6709 W. Avenue M., Quartz Hill, CA 93536	75	74	HOME	Manager;50%	2064
9215-9221 S Hooper Ave, Los Angeles, CA 90002; 9216-9234 S Belhaven St, Los Angeles, CA 90002	35	34	Industry; Other	Manager;50%	2064
1345 W 105th Street, Los Angeles, CA 90044	62	61	Homeless; Industry; HOME; Bond	Manager;30%;50%;45%	2066
13218-13224 S. Avalon Blvd, Los Angeles, CA 90061	55	37	HOME	Manager;30%	2068
1218-1256 W. Imperial Highway, Los Angeles, CA 90044;	72	71	HOME	Manager;30%;50%;45%	2069
658-676 S. Ferris Ave., Los Angeles, CA 90022	21	20	HOME; Other; Bond	Manager;50%	2069
4125 Whittier Blvd., Los Angeles, CA 90023	25	24	County General Funds; HOME; Homeless; First 5	30%;50%	2070
12701,12709, & 12627 S. Willowbrook Avenue, Compton,	61	31	Homeless; HOME; County General	30%	2072

Table III-15: Affordable Rental Housing Inventory - Unincorporated Los Angeles County

Site Address	Total Units	Assisted Units	Funding Source	Income Target (% of AMI)	Potential Expiration of Affordability
CA 90222; 2213 E. El Segundo Blvd., Compton, CA 90222			Funds		
7301,7311,7233 Santa Fe Avenue; 7306 & 7308 Marbrisa Avenue, Huntington Park, CA 90255	36	35	Homeless	Manager;30%;40%	2072
11775-11737 Wilmington Avenue, Los Angeles, CA 90059	105	22	HOME; County General Funds	30%	2073
10800-10828 Laurel Avenue, Whittier, CA 90605;	50	48	HOME; CDBG; Bond	40%;50%;60%;35%	2073
1248-1314 W. 105th Street, Los Angeles, CA 90044	73	37	HOME; CDBG; County General Funds; Industry	30%	2074
14558 Francisquito Avenue, La Puente, CA 91746	54	27	HOME; County General Funds	30%	2074
6218 Compton Avenue, Los Angeles, CA 90001	30	29	HOME; County General Funds	30%;30%	2074
931 E. Avenue, Q-12, Palmdale, CA 93550	80	40	County General Funds	30%	2074
1763 West Imperial Highway, Los Angeles, CA 90047	39	38	County General Funds	Manager;30%	2075
14733 South Stanford Avenue, Los Angeles, CA 90220; 14739 South Stanford Avenue, Los Angeles, CA 90220; 14803 South Stanford Avenue, Los Angeles, CA 90020	85	53	MHHP; HOME; CDBG	30%	2076
7321 S. Miramonte Boulevard, Los Angeles, CA 90001	44	43	HOME	Manager;30%;50%	2076
11128 S. Osage Ave., Lennox, CA 90304	21	20	HOME; CDBG; Bond	40%;50%;60%;35%	Perpetuity
2200,2242,2346 E. El Segundo Blvd, Los Angeles, CA 90222	25	25	To Be Determined; HOME	50%;60%	Perpetuity
11015 S Budlong Ave, Los Angeles, CA 90044	51	51	LIHTC	81%	Perpetuity
TOTAL	5,850	2,609			

Source: Los Angeles County Department of Regional Planning, July 2021.

Preservation Options

Table III-16 estimates the rent subsidies required to preserve the affordability of the 505 at-risk units. Based on the estimates and assumptions shown in this table, approximately \$3.6 million in rent subsidies would be required annually. Assuming a 40-year duration of affordability, the total subsidy is about \$220 million.

Table III-16: Rent Subsidies Required

Total At-Risk Affordable Units	505
Estimated Monthly Rent Assuming 50% Lower and 50% Very Low Income	\$735,785
Estimated Monthly Fair Market Rent	\$1,039,290
Monthly Subsidies Required	\$303,505
Annual Subsidies Required	\$3,642,060
20-Year Subsidies Required	\$88,492,479
40-Year Subsidies Required	\$219,987,647

To receive credits for RHNA, at-risk units preserved must extend affordability covenant for 40 years.

20- and 40-year of subsidies required estimated on the future values of the current annual subsidies required with a 2% inflation annually.

Source: HUD Fair Market Rent Documentation System, 2020; LACDA Utility Allowance Schedule, 2020; VTA 2020.

Through a variety of funding sources, tenant-based rent subsidies, such as Section 8 vouchers, could be used to preserve the affordability of at-risk housing. Another preservation option for at-risk units is to transfer the ownership to a non-profit organization or purchase similar units by a non-profit organization. The cost of transferring ownership depends on a number of factors, including market conditions, occupancy rate, and physical conditions of the building and units.

The rent subsidies analysis in **Table III-16** assumes the following:

- Half of the at-risk units are affordable to very low income households and half to lower income households.
- All at-risk units are assumed to be two-bedroom, three person units.
- The monthly affordable rental cost limits are based on the 2020 Los Angeles County Income and Affordable Rent/Housing Cost Limits.

The level of subsidy required to preserve the at-risk units is estimated to equal the 2020 FY HUD Los Angeles County fair market rent for a two-bedroom unit, which is \$2,058, minus the housing costs affordable to very low and lower income households.

Replacement Options

Replacement as a strategy to preserve or replenish the affordable housing inventory requires financial resources, as well as non-profit developer participation, and the availability of vacant/underutilized properties or existing properties that can be purchased at a reasonable price.

The cost of developing new housing depends on a variety of factors, such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$339,014 per unit for multifamily rental housing, the replacement of 505 at-risk units (worst-case scenario) would require approximately \$171.2 million.¹² This cost does not include the ongoing rent subsidies that may still be required.

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

¹² Economic and Planning Systems, Inc. (EPS). Los Angeles County Affordable Housing Replacement Fee Study, June 2020.
Note: Cost of replacement was assumed to be the average cost of all submarkets in the County.

HOUSING CONSTRAINTS

Government Constraints

The intent of land use controls, such as those contained in the General Plan, and the Zoning Code and Subdivisions Code, is to promote the orderly development, and the public health, safety, and welfare, of unincorporated Los Angeles County. Overly-restrictive standards and procedures in the General Plan and the Zoning Code and Subdivisions Code can add to the cost of housing. The land use controls that apply to unincorporated Los Angeles County are not considered unreasonable or substantial constraints on development. The County's regulations are generally comparable to land use controls utilized in other similar local jurisdictions throughout California.

General Plan

The General Plan provides goals and policies to achieve countywide planning objectives for unincorporated Los Angeles County, and establishes the Planning Areas Framework as the foundation of future community-based plans. The purpose of the Planning Areas Framework is to distinguish areas that are geographically, environmentally, and culturally distinct within unincorporated Los Angeles County, and to accommodate a more focused level of planning than is provided in the General Plan. This structure allows these areas to be planned with consideration of their special characteristics. The Planning Areas Framework divides Los Angeles County into 11 areas. Implementing the Planning Areas Framework entails the preparation or update of a plan for each of the 11 areas. All community-based plans are components of, and must be consistent with the General Plan goals and policies; further, planned housing identified in County-approved area plans, community-based plans, and specific plans are consistent with the General Plan and this Housing Element. The following is a list of community-based plans and specific plans:

- Area Plans: Area plans allow for comprehensive, detailed, and focused planning for unincorporated communities within a geographically, environmentally, and culturally distinct area, as well as planning in coordination with adjacent cities. Area plans provide opportunities to update smaller-scale existing community-based plans (e.g., community plans, neighborhood plans, and coastal land use plans), as well as implementation tools, such as specific plans. The County will prepare additional area plans for the East San Gabriel Valley Planning Area and the Metro Planning Area, as discussed in the Programs and Objectives section.
- Antelope Valley Area Plan (adopted 2015)
- Santa Clarita Valley Area Plan (adopted 2012)
- Santa Monica Mountains North Area Plan (adopted 2000; amended 2021)

Community or Neighborhood Plans: Community or neighborhood plans cover smaller geographic areas and provide neighborhood-level planning within unincorporated communities.

- Altadena Community Plan (adopted 1986)

- East Los Angeles Community Plan (adopted 1988)
- Florence-Firestone Community Plan (adopted 2019)
- Hacienda Heights Community Plan (adopted 2011)
- Rowland Heights Community Plan (adopted 1981)
- Twin Lakes Community Plan (adopted 1991)
- Walnut Park Neighborhood Plan (adopted 1987)
- West Athens-Westmont Community Plan (adopted 1990)

Local Coastal Programs: The California Coastal Commission determines the final approval of projects within the Coastal Zones, unless a local jurisdiction completes a certified local coastal program (LCP). An LCP is comprised of a land use plan and a local implementation plan.

- Marina del Rey LCP (certified)
 - Marina del Rey Land Use Plan (adopted 1996; amended 2012)
 - Marina del Rey Specific Plan (adopted 2012)
- Santa Catalina Island LCP (certified)
 - Santa Catalina Island Local Coastal Plan (adopted 1983)
 - Santa Catalina Island Specific Plan (adopted 1989)
- Santa Monica Mountains Local Coastal Plan (certified)
 - Santa Monica Mountains Land Use Plan (adopted 2014; amended 2018)
 - Santa Monica Mountains Local Implementation Program (adopted 2014; amended 2018)

Specific Plans: In addition to the specific plans mentioned as part of LCPs, specific plans are used as a General Plan implementation tool for large-scale planning projects, as well as for areas with particular natural and fiscal constraints, or opportunities. Specific plans allow the County to assemble land uses and implementation programs tailored to the unique characteristics of a specific site. Because any adopted specific plan must be consistent with the County General Plan, all projects found to be consistent with a specific plan are deemed consistent with the General Plan.

The County will prepare an additional Transit Oriented District specific plan for Florence-Firestone, as discussed in the Programs and Objectives section.

- Connect Southwest LA: a TOD Specific Plan for West Athens-Westmont (adopted 2020)
- East LA 3rd Street Specific Plan (adopted 2014, amended 2020)

- La Viña Specific Plan (Altadena) (adopted 1989)
- Newhall Ranch Specific Plan (Santa Clarita Valley) (adopted 2003) - please see the Resources Chapter for more information about the current build out of this project.
- Northlake Specific Plan (adopted 1993)
- West Carson TOD Specific Plan (adopted 2019)
- Willowbrook TOD Specific Plan (adopted 2018)
- NBC Universal Evolution Plan: Universal Studios Specific Plan (adopted 2013)

The General Plan, community-based plans, and specific plans are available on the Department of Regional Planning’s web site at <https://planning.lacounty.gov>.

Zoning and Subdivision Codes

The Zoning Code (Title 22 of the Los Angeles County Code) contains regulations that ensure that land uses are situated properly in relation to each other, such as restrictions on the use, height, and bulk of buildings, and requirements for setbacks and parking. **Table III-17** lists the base zones that permit residential uses. The Subdivisions Code (Title 21 of the Los Angeles County Code) is concerned with the division of any unit or units of improved or unimproved land for the purpose of sale, lease, or financing. Generally, the Subdivisions Code allows the County to address public safety and other concerns by regulating the internal design of streets, lots, public utilities, and other similar infrastructure in each new subdivision. Titles 21 and 22 are available online at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Zones

Table III-17: Zones that Allow Residential Uses

A-1 Light Agriculture
A-2 Heavy Agriculture
O-S Open Space
R-A Residential Agriculture
R-1 Single-Family Residence
R-2 Two-Family Residence
R-3 Limited Density Multiple Residence
R-4 Medium Density Multiple Residence
R-5 High Density Multiple Residence
RPD Residential Planned Development
R-R Resort and Recreation
MXD-RU Rural Mixed Use
MXD Mixed Use
C-1 Restricted Commercial

C-2 Neighborhood Commercial
C-3 General Commercial
C-H Commercial Highway
C-M Commercial Manufacturing
C-MJ Major Commercial
C-R Commercial Recreation
C-RU Commercial Rural
CPD Commercial Planned Development
W Watershed
Source: Los Angeles County Zoning Code.

New housing development has been prohibited in industrial zones in unincorporated Los Angeles County since 1960. The Zoning Code allows existing legally built residences in manufacturing zones to continue as lawful nonconforming uses, with limitations on whether and when additions or reconstruction may occur. A significant number of residential uses still exist in the industrial zones in many urban parts of unincorporated Los Angeles County.

Development Standards

This section summarizes the basic development standards in the Zoning Code for typical developments in unincorporated Los Angeles County. However, specific plans, community standards districts (CSDs), and setback districts serve to override the regular standards in specific locations.

Community standards districts (CSDs) are established as supplemental districts to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific, or local coastal plans within unincorporated Los Angeles County, or to provide a means of addressing special problems that are unique to geographic areas within unincorporated Los Angeles County. There are 26 established CSDs.

Setback districts are established to develop properties with minimum building setbacks in designated yards. Front yard setback districts are established for the following areas: City Terrace; Walnut Park; Southwest; Eastside; Altadena; East Pasadena; Whittier Downs; and Southwest Puente.

Minimum Lot Sizes

The minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 square feet. However, there are areas with larger lot size requirements. Large-lot zoning is primarily located in rural, suburban, hillside, or environmentally sensitive areas. **Table III-18** summarizes minimum lot sizes in the base zones. The Compact Lot Subdivision Ordinance allows the creation of subdivisions that accommodate fee-simple, single family residential lots less than 5,000 square feet in size in Zones R-2, R-3, and R-4.

Table III-18: Minimum Lot Sizes

Zone	Minimum Lot Size (square feet)
A-1 Light Agriculture	5,000
A-2 Heavy Agriculture	10,000
R-A Residential Agriculture	5,000
R-1 Single-Family Residence	5,000
R-2 Two-Family Residence	5,000 or 1,200 in a compact lot subdivision
R-3 Limited Density Multiple Residence	5,000 or 1,200 in a compact lot subdivision
R-4 Medium Density Multiple Residence	5,000 or 1,200 in a compact lot subdivision
R-5 High Density Multiple Residence	5,000
RPD Residential Planned Development	5,000 (5 acres/development)
MXD-RU Rural Mixed Use	5,000
MXD Mixed Use	5,000
C-1 Restricted Commercial	No Minimum Area Required
C-2 Neighborhood Commercial	No Minimum Area Required
C-3 General Commercial	No Minimum Area Required
C-H Commercial Highway	No Minimum Area Required
C-M Commercial Manufacturing	No Minimum Area Required
C-MJ Major Commercial	No Minimum Area Required
C-R Commercial Recreation	5 Acres
C-RU Rural Commercial	1 Acre
CPD Commercial Planned Development	5,000

Source: Los Angeles County Zoning Code

Floor Area

The Zoning Code requires single family residences to have a floor area of not less than 800 square feet, exclusive of any appurtenant structures, with the exception of single family residences on compact lots, which must have a floor area of not less than 575 square feet.

Maximum Height Limit

The maximum height for residential development is generally 35 feet, with the exception of residential developments in Zones R-4, C-3 and C-M, which do not specify a maximum height limit, but permit buildings with total floor area that does not exceed 13 times the buildable area on one parcel of land. Projects within Zone MXD have a height limit of 65 feet, but with lot consolidation incentives can potentially be up to 80 feet.

Parking

The County's parking requirements are similar to most communities in Southern California. **Table III-19** summarizes the general parking requirements in the Zoning Code.

A minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Department may consider minor deviations of the required parking of less than 30 percent. The Parking Permit procedure is also available to allow parking reductions of up to 50 percent, as well as greater design flexibility, such as compact parking spaces for apartment houses. Furthermore, through the Density Bonus Ordinance, projects can receive parking reductions and modifications to parking requirements. The County's four TOD specific plans include reduced minimum parking standards for multifamily uses, and three of the plans also include parking maximums. The County will study reforming parking standards comprehensively through the Parking Program, as discussed in the Programs and Objectives section.

Table III-19: Parking Requirements

Use	Parking Requirements Per Unit
Housing developments for senior citizens and persons with disabilities	0.5 standard space per dwelling unit and 1 standard space for guests per 8 dwelling units
Single-Family Residence	2 covered spaces
Single-Family Residence on Compact Lot	1 covered or uncovered standard parking space per unit for studio or one-bedroom units less than 750 SF in size. 1 covered or uncovered standard parking space and 1 covered or uncovered compact parking space per unit for all other units.
Two-Family Residence	3 covered spaces and 1 uncovered space
Apartment	
Bachelor	1 covered space
Efficiency or One Bedroom	1.5 covered spaces
Two or More Bedrooms	1.5 covered spaces and 0.5 uncovered space
Guest Parking	For apartment complex with more than 10 units, 1 guest parking per 4 units.
Accessory Dwelling Unit	
Accessory Dwelling Unit	1 uncovered space for ADUs within a Very High Fire Hazard Severity Zone that do not meet the criteria for parking exemptions under State law; outside of a Very High Fire Hazard Severity Zone, no spaces required
Junior Accessory Dwelling Unit	No space required
Other Housing	
Joint Live/Work	2 uncovered standard spaces per joint live and work unit.
Farm Worker Housing	Spaces for each dwelling unit in the number required and subject to the same conditions as specified for "Residential uses" and where farmworker housing consists of group living quarters, such as barracks or a bunkhouse, 1 space per 3 beds
Adult Residential Uses	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business
Group Homes for Children	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business

Source: Los Angeles County Zoning Code.

Setbacks

Setbacks contribute to the health and safety of the built environment. However, as setback requirements determine the buildable area on a lot, they may serve to constrain the number of housing units that can be achieved. Generally, the Zoning Code allows for flexibility with respect to narrow and shallow lots. Furthermore, in some cases, accessory dwelling units are not subject to the setback requirements (**Table III-20**).

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
A-1 Light Agricultural	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
A-2 Heavy Agricultural	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-A Residential Agriculture	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-1 Single-Family Residence	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-2 Two-Family Residence ¹	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-3 Limited Density Multiple Residence ¹	15 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-4 Medium Density Multiple Residence ¹	15 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	7.5 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
R-5 High Density Multiple Residence	5 feet	5 feet interior side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.	5 feet	5 feet rear side yards where no higher than 2 stories or 5 feet plus 1 foot for each story above 2 stories, but no greater than 16 feet.
MXD-RU Rural Mixed Use	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street.	5 feet	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street.	5 feet

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
MXD Mixed Use	No Setback Standard	Side and rear yards abutting Zone R-1 or R-2 shall be set back a minimum of 10 feet. If the side or rear lot line is separated from those zones by a 10 feet alley, the side or rear yard setback need not apply.		
C-1 Restricted Commercial	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-2 Neighborhood Business	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-3 General Commercial	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet where no building exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet. Mixed use development: If abutting lot is zoned Residential or Agricultural, 5 feet where no building exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-H Commercial Highway	Residential-only development: 15 feet Mixed use development: No setback standard	Residential-only development: 5 feet Mixed use development: 5 feet if abutting lot is zoned Residential or Agricultural.	Residential-only development: 7.5 feet on reversed corner lot; 5 feet on other corner lots. Mixed use development: No setback standard	Residential-only development: 15 feet Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.
C-M Commercial Manufacturing	No setback standard	Residential-only development: No setback standard Mixed use development: If abutting lot is zoned Residential or Agricultural, 5 feet where no building	No setback standard	Residential-only development: No setback standard Mixed use development: 15 feet if abutting lot is zoned Residential or Agricultural.

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
		exceeds two stories in height; or 5 feet plus 1 foot for each story that exceeds 2 stories, except the maximum required side yard depth is 16 feet.		
C-MJ Major Commercial	New development shall provide a minimum setback of 30 feet to separate, screen and buffer from adjacent residential and agricultural areas along side and rear lot lines			
C-R Commercial Recreation	None			
C-RU Rural Commercial	Minimum front or corner side yards shall be equal to the front yard required on any contiguous residential or agricultural zone where the property adjoins a street			
CPD Commercial Planned Development	20 feet	5 feet or 10% of average width of narrow lot, but not less than 3 feet.	10 feet on reversed corner lot; 5 feet on other corner lots.	15 feet or 20% of average depth of shallow lot, but not less than 10 feet.
Accessory Dwelling Units (ADUs)				
Single-Family Residence Only (Existing or Proposed)				
Attached ADU: Conversion Within Existing SFR and/or New Construction			Front: Title 22, Side: 4 ft., Rear: 4 ft. 25 ft. or as specified by CSD/Specific Plan, whichever is less. Setbacks and height apply to new construction ADU portion only.	
Attached ADU: Conversion Entirely Within Existing SFR			Existing setbacks apply	
Detached ADU: Conversion Within Detached Accessory Structure and/or New Construction			Front: Title 22, Side: 4 ft., Rear: 4 ft	
Detached ADU: Conversion Entirely Within Detached Accessory Structure			Existing setbacks apply	
JADU: Entirely Within Existing or Proposed SFR			Existing setbacks apply	
Multifamily Residences, including Duplexes and Multiple SFRs (Existing Only)				
Attached ADU: Conversion Entirely within Existing MFR			N/A	
Detached ADU: Conversion Entirely Within Detached Accessory Structure			Existing setbacks apply	
Detached ADU: New Construction			Front: Title 22, Side: 4 ft., Rear: 4 ft.	
Attached ADU: Conversion Within Existing SFR and/or New Construction			Front: Title 22, Side: 4 ft., Rear: 4 ft. 25 ft. or as specified by CSD/Specific Plan, whichever is less. Setbacks and height apply to new construction ADU portion only.	
Compact Lot Subdivisions				
Required Yards			<ul style="list-style-type: none"> • Perimeter front yard: 15' • Perimeter corner side yard: 5' • Perimeter corner side yard – reversed corner lot: 7.5' • Perimeter interior side yard: 5' • Perimeter rear yard: 10' • Internal yard: 0' on one side and 3.5' on the opposite side. Where a compact lot abuts a parking-only lot, the internal yard abutting the parking-only lot shall be a minimum of 3.5' in depth.	

Table III-20: Setback Requirements in Base Zones

Zone	Front	Interior Side	Corner Side	Rear
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Note: An ADU is permitted if the property is within a zone where a single-family residence (SFR) or multifamily residence (MFR) is allowed; or, a legal SFR or MFR exists on the property; or, an SFR is proposed to be built concurrently with the ADU; or, a discretionary review application is required (Oak Trees, Shared Wells, etc.), but it may restrict the ADU. An ADU is not permitted if the property is not zoned to allow an SFR or MFR; or, property is located in a Very High Fire Hazard Severity Zone (VHFHSZ) and does not have two means of access to a highway.

Compact Lot Subdivisions are permitted in zones R-2, R-3, and R-4; subject to a Conditional Use Permit.

Source: Los Angeles County Zoning Code.

Housing Types

It is important to meet the diversity of housing needs, particularly for persons with special needs, through a variety of housing types. The following analysis reviews the Zoning Code to evaluate potential constraints to developing housing, including housing for persons with special needs. **Table III-21** and **Table III-22** summarize the required permits for various housing types in base zones that allow residential uses in unincorporated Los Angeles County.

Table III-21: Permit Types for Residential Uses

	R-A	R-1	R-2	R-3	R-4	R-5	A-1	A-2	O-S	R-R	W
Residential Use											
Adult Residential Facilities (≤6)	P	P	P	P	P	P	P	P	P	P	P
Adult Residential Facilities (7+)	C	C	C	C	C	C	C	C	X	C	X
Apartment Houses	X	X	SPR/C	SPR	SPR	SPR	X	X	X	X	X
Group Homes for Children (≤6)	P	P	P	P	P	P	P	P	P	P	P
Group Homes for Children (7+)	C	C	C	C	C	C	C	C	X	C	X
Farmworker Housing	P/C	P/C	P/C	P/C	P/C	P/C	P	P	X	X	X
Foster Family Homes	P	P	P	P	P	P	P	P	P	P	P
Joint Live and Work Units	X	X	X	X	X	X	X	X	X	X	X
Mixed Use Developments	X	X	X	X	X	X	X	X	X	X	X
Mobilehome Parks	C	C	C	C	C	C	C	C	X	SPR/C	X
Residential Substance Use Recovery (≤6)	P	P	P	P	P	X	P	P	X	X	X
Residential Substance Use Recovery (7+)	C	C	C	C	C	C	C	C	X	X	X
Single-Family Residences	SPR	SPR	SPR	SPR	P SPR	X	SPR	SPR	X	X	X
Single-Family Residences on Compact Lots	X	X	C	C	C	X	X	X	X	X	X
Small Family Homes for Children	P	P	P	P	P	P	P	P	X	X	X
Townhouses	C	C	SPR/C	SPR	SPR	SPR	C	C	X	X	X
Two-Family Residences	X	X	SPR	SPR	SPR	X	X	X	X	X	X
Service Use											
Domestic Violence Shelter	SPR	X	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	X
Emergency Shelter	X	X	SPR	SPR	SPR	SPR	SPR/X	SPR/X	X	X	X
Mental Health	X	X	X	X	C	C	C	C	X	C	X

Table III-21: Permit Types for Residential Uses

	R-A	R-1	R-2	R-3	R-4	R-5	A-1	A-2	O-S	R-R	W
Treatment Facilities											
Accessory Use											
Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Junior Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Overnight Safe Parking	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	SPR	X
Accessory Shelters	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	X	X	X
Caretaker Residences, including Mobilehomes	X	X	X	X	X	X	C	C	C	C	X

P = Permitted, SPR = Ministerial Site Plan Review, C = Conditional Use Permit, MC = Minor Conditional Use Permit, X = Not Permitted
 Note: The Zoning Code contains provisions for a wider range of specific uses, including room and boards and other lodging options.
 Source: Los Angeles County Zoning Code

Table III-22: Permit Types for Residential Uses (continued)

	C-1	C-2	C-3	C-H	C-M	C-R	C-RU	C-MJ	MXD-RU	MXD
Residential Use										
Adult Residential Facilities (≤6)	P	P	P	P	P	P	P	P	P	P
Adult Residential Facilities (7+)	C	C	C	C	C	X	C	C	C	C
Apartment Houses	SPR/C	SPR/C	SPR/C	SPR/C	SPR/C	X	X	SPR/C	SPR/C	SPR
Group Homes for Children (≤6)	P	P	P	P	P	P	P	P	P	P
Group Homes for Children (7+)	C	C	C	C	C	X	C	C	C	C
Farmworker Housing	SPR	SPR	SPR	SPR	C	SPR	X	X	P	X
Foster Family Homes	P	P	P	P	P	P	P	P	P	P
Joint Live and Work Units	SPR/C	SPR/C	SPR/C	SPR/C	C	X	SPR	SPR/C	SPR	SPR
Mixed Use Developments	SPR/C	SPR/C	PR/C	PR/C	C	X	SPR	SPR/C	SPR/C	SPR
Mobilehome Parks	C	C	C	C	C	X	C	X	C	X
Residential Substance Use Recovery (≤6)	P	P	P	P	P	P	P	X	P	P
Residential Substance Use Recovery (7+)	C	C	C	C	C	C	C	X	C	C
Single-Family Residences	C	C	C	C	C	C	X	P	SPR	SPR
Small Family Home for Children	P	P	P	P	P	P	P	P	P	P
Townhouses	SPR/C	SPR/C	SPR/C	SPR/C	C	X	X	SPR/C	X	SPR

Table III-22: Permit Types for Residential Uses (continued)

	C-1	C-2	C-3	C-H	C-M	C-R	C-RU	C-MJ	MXD- RU	MXD
Two-Family Residences	SPR/C	SPR/C	SPR/C	SPR/C	C	X	X	X	SPR	SPR
Service Use										
Domestic Violence Shelter	SPR	SPR	SPR	SPR	SPR	X	SPR	SPR	SPR	SPR
Emergency Shelter	SPR	SPR	SPR	SPR	SPR	X	SPR	SPR	SPR	SPR
Mental Health Treatment Facilities	C	C	C	C	C	C	C	X	C	X
Accessory Use										
Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Junior Accessory Dwelling Units	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Overnight Safe Parking	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Accessory Shelters	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Caretaker Residences, including Mobilehomes	C	C	C	X	C	C	C	C	X	X

P = Permitted, SPR = Ministerial Site Plan Review, C = Conditional Use Permit, MC = Minor Conditional Use Permit, X = Not Permitted

Note: The Zoning Code contains provisions for a wider range of specific uses, including room and boards and other lodging options.

Source: Los Angeles County Zoning Code.

Accessory Dwelling Units (ADUs)

An ADU, also known as a granny flat or second unit, is a dwelling unit with a full kitchen and bathroom, permitted as an accessory use to a single family or multifamily residential building wherever such developments are permitted. A JADU is a dwelling unit with independent exterior access that is no more than 500 square feet in size and contained entirely within a single family residence.

The County’s ADU Ordinance establishes development standards and case processing procedures for ADUs and Junior ADUs (JADUs) pursuant to State law. Provisions include, but are not limited to:

- ADUs permitted on properties in all zones where single family or multifamily residential uses are permitted;
- JADUs permitted on properties with existing or proposed single family residences;
- Limited restrictions on ADU size and height;
- No off-street replacement parking requirements;
- Reduced setbacks for ADUs; and
- Maximum ADU and JADU application review time of 60 days.

In order to promote public health and safety in fire-prone areas, the County's ADU Ordinance prohibits the construction of new ADUs and the conversion of existing spaces to ADUs within Very High Fire Hazard Severity Zones (VHFHSZs) with substandard roads and limited access. Specifically, if a lot is located in a VHFHSZ and a Hillside Management Area (HMA), the Ordinance requires at least two distinct means of access not overlapping with each other, as measured from the lot frontage to the point of intersection with a highway, and each means of access must contain pavement of at least 24 feet in width, exclusive of sidewalks. For lots that are located in a VHFHSZ and not an HMA, the two distinct means of access may include unpaved roads of at least 24 feet in width maintained by Public Works. The Ordinance also allows ADUs and JADUs on lots with a single means of access if such lots front onto a highway and vehicles enter directly from the highway.

Adult Residential Facilities

Adult residential facilities for six or fewer people are permitted where single family homes are permitted. Facilities serving more than six persons are conditionally permitted in all residential zones and most commercial zones, including mixed use zones. Adult residential facility means any facility that provides 24-hour-a-day nonmedical care and supervision to adults, as defined and licensed under the State law.

Apartment Houses and Townhouses

Apartment houses and townhouses are permitted ministerially in Zones R-3, R-4, R-5, and MXD. They are also permitted ministerially in Zones R-2, C-H, C-1, C-2, C-3 and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure. While a Conditional Use Permit is required otherwise, not many sites zoned for apartment houses and townhouses are located in environmentally sensitive and hazardous areas and areas not served by public infrastructure. For example, the sites zoned R-2 that are subject to a Conditional Use Permit account for only 12.8% of the total sites zoned R-2. Additionally, apartment houses are permitted ministerially in Zones R-2, C-H, C-1, C-2, C-3, C-M, and C-MJ if the project meets the requirements of AB 2162, or if the project is an existing hotel, motel or youth hostel that is converting to transitional housing. Townhouses are also permitted conditionally in Zones A-1, A-2, R-R, R-A,R-1 and C-M, and apartment houses are permitted conditionally in Zone C-M. Conditional Use Permits are not required for projects that are eligible for SB 35 streamlining provisions.

Caretaker Units

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

Group Homes for Children

Pursuant to State law, small group homes for six or fewer children are permitted as a single family home. Larger homes (for more than six children) are conditionally permitted in all residential and some commercial zones. The Zoning Code defines children's group homes as facilities that provide 24-hour nonmedical care and supervision to children in a structured environment, with services

provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State.

Domestic Violence Shelters

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

Farmworker Housing

The Farmworker Housing Ordinance ensures that the County's provisions for farmworker housing are consistent with State law, clarifies and codifies the requirements of the Employee Housing Act, and aims to streamline the land use permitting process for those interested in providing housing for farmworkers. The Farmworker Housing Ordinance includes definitions for farmworker dwelling units, which house five to six farmworkers, and which are permitted in the same zones as single family residences. In order to be consistent with the State Health and Safety Code Section 17021.5, Program 61: Annual Zoning Code Update will amend this provision to instead allow up to six farmworkers in farmworker dwelling units. The Farmworker Housing Ordinance also defines farmworker housing complexes, which are group living quarters that allow a maximum of 36 beds or a maximum of 12 dwelling units for farmworkers and their households, and which are permitted in the same zones as agricultural uses. However, farmworker housing is not permitted industrial zones, Airport Influence Areas, and environmentally sensitive areas. Furthermore, farmworker complexes are not permitted within Very High Fire Hazard Severity Zones.

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

Foster Family Homes

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

Homeless Shelters

The Zoning Code allows emergency shelters, including Low Barrier Navigation Centers, in all residential zones except Zones R-A and R-1, all commercial, mixed use, and rural zones, and Zones M-1, M-1.5 and M-2 through a Ministerial Site Plan Review (by right) process. Emergency shelters are also allowed in Zones A-1 and A-2 outside of environmentally sensitive and natural hazard areas and proximate to transit. Additionally, emergency shelters are conditionally permitted in Zone M-2.5. These areas are appropriate for homeless shelter facilities because they are primarily located in established communities with access to public transportation. Homeless shelters are a service use, which provide temporary accommodations for up to six months per individual.

The Interim and Supportive Housing Ordinance, which aligns the Zoning Code with AB 139 and AB 101, allows the following:

- Accessory Overnight Safe Parking: Overnight use of existing parking spaces in a parking lot by persons living in vehicles.
- Accessory Shelter: An emergency shelter that serves as an ancillary use to the principal use on the same lot.

Furthermore, the Ordinance requires one parking space per employee during peak shift for emergency shelters, but does not require more parking than other residential or commercial uses in the same zone, as shown in Table III-19 and in Section 22.112.070 of Title 22 for commercial uses. The Ordinance also includes options for waivers of development standards, such as parking, if the requirement would render the shelter development infeasible, in compliance with State law.

Adequate Capacity: According to the 2020 Point-in-Time Count by LAHSA, which is the most recent due to the COVID-19 pandemic, unincorporated Los Angeles County have a homeless population of 6,088 persons, including 941 sheltered and 5,147 unsheltered homeless persons. Emergency shelters, including Low Barrier Navigation Centers, are permitted by-right in a number of zones (see Table III-21 and Table III-22), including all zones that allow mixed use and non-residential zones that permit multifamily uses. In assessing the adequacy of sites available for emergency shelters, the County used the following criteria in identifying potential sites for shelter development:

- Minimum lot size: 10,000 square feet
- Access to transportation: within 0.5 mile of transit
- Availability of infrastructure: able to be served with public water, sewer, and dry utilities
- Environmentally sensitive or naturally constrained areas: located outside of areas with moderate or severe natural resources, hazards and constraints, as shown in the General Plan Hazard, Environmental, and Resource Constraints Model.

To narrow down the sites by realistic development potential, only parcels that are not developed with residential uses or newer nonresidential uses (within last 15 years), and with no pending development projects within the last three years, were considered for the shelter capacity analysis. Furthermore, cemeteries, parks, landfills, military uses, gas stations, and other uses that are unlikely to be redeveloped were excluded from the inventory of potential sites. Based on these criteria, a total of 6,814 acres (3,826 parcels) may be considered suitable shelter sites. The Zoning Code does not establish a maximum bed limit or density per shelter. Therefore, this inventory of potential sites is adequate to accommodate the County's 5,147 unsheltered homeless persons.

Countywide, between 2017 and 2020, 75,694 people experiencing homelessness were sheltered in interim housing through Measure H and other public resources. In unincorporated Los Angeles County, there are a total of 636 beds on 19 interim housing sites, and a total of 172 beds on two sites in the pipeline. In addition, there are a total of 213 beds on three Project Homekey sites, and a total of 447 beds on 9 winter shelter sites.

Countywide, between 2017 and 2020, 58,999 people experiencing homelessness were permanently housed through Measure H and other public resources. In unincorporated Los Angeles County, there are a total of 758 supportive housing units on 26 sites, with a total of 1,045 units on 21 sites in the pipeline.

According to LAHSA, from 2021 Housing Inventory Count, the average point in time occupancy rate for shelters is 61%, although this is not accounting for a number of sites being in different states of decompression during the pandemic. Also, from October 2019-September 2020, 7% of exits from emergency shelter and 44% of exits from transitional housing were into permanent housing.

Joint Live and Work Units

A joint live and work unit is a dwelling unit comprised of both living space and work space, where either a residential use or a commercial use can be the primary use, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space. Joint live and work units are permitted ministerially in Zone MXD. They are also permitted ministerially in Zones C-H, C-1, C-2, C-3, and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Joint live and work units are permitted ministerially in the rural zones on lots that meet similar locational criteria. Joint live and work units are also permitted conditionally in Zone C-M.

Mixed Use Development

Mixed use developments allow the combination of residential and commercial uses on the same site. Mixed use developments are permitted ministerially in Zones MXD and MXD-RU. They are also permitted ministerially in Zones C-H, C-1, C-2, C-3, and C-MJ if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Mixed use developments are also permitted conditionally in Zone C-M.

Mobilehomes and Manufactured Homes

As used in the Zoning Code, a mobilehome is as defined in section 18008, or a manufactured home as defined in section 18007, of the California Health and Safety Code. A mobilehome comprised of one dwelling unit manufactured and certified under the National Mobilehome Construction and Safety Standards Act of 1974 (1974 Mobilehome Act) on a permanent foundation system approved by the Public Works, or a manufactured home constructed on or after June 15, 1976, may be used as a single family dwelling. Manufactured homes can also be used as an accessory dwelling unit.

Mobilehome Parks

A mobilehome park is as defined in the Health and Safety Code. Mobilehome parks are conditionally permitted in most residential zones, all agricultural and rural zones, and most commercial zones. In addition, existing legal nonconforming mobilehome parks are conditionally permitted in Zones M-1 and M-2.

Residential Care Facilities

Residential care facilities for six or fewer persons are permitted by-right in all zones where single family residences are permitted. Residential care facilities for more than seven persons are conditionally permitted in all residential zones.

Single Family Residences

Single family residences are permitted in all residential zones, all agricultural zones, Zone MXD, Zone MXD-RU (Rural Mixed Use), and Zone CPD. Such uses are also conditionally permitted in commercial zones, except Zone C-MJ.

Single Family Residences on Compact Lots

The Compact Lot Subdivision Ordinance conditionally permits the creation of smaller fee-simple, single family residential lots in Zones R-2, R-3, and R-4 if the project site meets certain locational criteria, such as outside of a VHFHSZ and in an area served by public water and sewer systems. The single family residential lots, or compact lots, created through the Ordinance may be as small as 1,200 square feet in size, and the single family residences may be as small as 575 square feet in size. The Ordinance also establishes new development standards for single family residences on compact lots, allowing greater flexibility in creating more usable spaces within the single family residences and better design. These development standards include setbacks, private usable open space, landscaping, tree planting, and parking, including the allowance of a separate parking-only lot where some or all required parking spaces are provided.

Single Room Occupancy (SRO)

The Zoning Code does not contain specific provisions for SRO units. However, when the SRO housing is operated as group quarters, it is permitted or conditionally permitted as residential facilities. If the SRO housing is operated as apartments, it is permitted or conditionally permitted as apartments.

Small Family Homes

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

Two-Family Residences

Two-family residences are permitted ministerially in Zones R-2, R-3, and R-4. They are permitted ministerially in Zone MXD if they are developed as part of a mixed use development. They are also permitted ministerially in Zones C-H, C-1, C-2, and C-3 if the project site is located outside of environmentally sensitive and hazardous areas and served by public infrastructure (otherwise a Conditional Use Permit is required). Two-family residences are also permitted conditionally in Zone C-M.

Transitional and Supportive Housing

Transitional housing and supportive housing are defined in the Zoning Code. In general, transitional housing provides stay from six months to two years, and includes a service component to help residents gain independent living skills and transition into permanent housing. Supportive housing is typically referred to as permanent housing with a service component.

The Interim and Supportive Housing Ordinance streamlines the approval of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing) through a ministerial review process. Aligned with State law, transitional and supportive housing is reviewed subject only to those restrictions that apply to the same dwelling types in the same zone. For example, a supportive housing project in a single family home will be reviewed as a single family home, while a supportive housing project in an apartment house is reviewed as an apartment house.

Community Standards Districts (CSDs)

Specific standards may be established in a CSD to respond to the unique characteristics or circumstances of a community. A CSD is a zoning overlay that consists of design, development, and performance standards that address the needs and support the characteristics that are unique to that community/neighborhood.

Most CSDs have more restrictive development standards which, in some cases, could only be modified through a discretionary review process. However, a majority of these restrictive regulations apply to single family residences and are intended to preserve neighborhood characteristics. For example, both the Altadena and the East Pasadena-San Gabriel CSDs have more restrictive regulations on setbacks, lot coverage, floor area, and height in order to deter “mansionization” in older, established urban areas.

Some CSDs include building step-backs for multifamily and/or commercial zones when adjacent to single family or residential zones, such as in the East Pasadena-San Gabriel and the La Crescenta-Montrose CSDs, while other CSDs include stories or height limitations for multifamily and commercial zones, including the Rowland Heights, South San Gabriel, Walnut Park, and Willowbrook CSDs. It is important to note that the Density Bonus Ordinance, Inclusionary Housing Ordinance, and some provisions of the Accessory Dwelling Unit Ordinance, which facilitate the development of affordable housing, supersede the provisions of CSDs. Furthermore, recent changes to State law per SB 330 prohibit the reduction of residential development potential in urbanized Census Designated Places. There are also CSDs that provide incentives for multifamily and mixed use developments, such as the East Los Angeles CSD, which includes density bonuses for lot consolidation and infill development in multifamily zones, and the Florence-Firestone CSD, which includes procedural and other incentives for residential uses and mixed use development in commercial zones.

Local Processing and Permit Procedures

Type Reviews

The Zoning Code establishes four Type Reviews. Each Type Review prescribes a set of specific administrative procedures used for processing permits and reviews, and identifies the Review Authority and the Appeal Body. While the Review Authority is the decision maker for an application, the Appeal Body is the decision maker for an appeal of a decision by the Review Authority. Most

permits and reviews required by the Zoning Code are assigned to one of the four Type Reviews. **Table III-23** identifies the four Type Reviews, their general application processing characteristics, and their Review Authorities and Appeal Bodies:

Table III-23: Type Review Characteristics

	Ministerial/ Discretionary	Noticing Required	Posting Required	Review Authority	Public Hearing Required	Subject to Appeal	Appeal Body
Type I Review	Ministerial	No	No	Director	No	No	N/A
Type II Review	Discretionary	Yes	No	Hearing Officer	Yes	Yes	Regional Planning Commission
Type III Review	Discretionary	Yes	Yes	Regional Planning Commission/ Hearing Officer	Yes	Yes	Board of Supervisors/ Regional Planning Commission
Type IV Review	Discretionary	Yes	Yes	Board of Supervisors	Yes	No	N/A

Permits and Reviews Required by the Zoning Code

Table III-24 identifies some of the permits and reviews that are typically required for housing developments, and the Type Review used to process the application:

Affordable Housing Prioritization

Expediting the approval of projects with affordable and/or market-rate senior citizen housing units is a County priority. The County created the Housing Permit to implement the density bonuses, incentives, waivers of development standards, and parking reductions in the County’s Density Bonus and Inclusionary Housing ordinances. The Housing Permit also provides the mechanism for monitoring of long-term rental affordability covenants and equity share for for-sale affordable units.

There are two types of housing permits. The Administrative Housing Permit is ministerial and applies to most projects. Due to its unique processing procedures, the Administrative Housing Permit is not assigned a Type Review. For projects requesting incentives and waivers that do not meet specified findings in State law, a Discretionary Housing Permit is required. A Discretionary Housing Permit is a Type III Review.

Table III-24 shows the typical approval timeframes for Housing Permits. In addition to a Housing Permit, a separate permit or review is required for the requested use or other entitlement, as shown in Tables 3.10-3.12. When two or more applications are filed on a property, all applications may be reviewed concurrently by the Review Authority.

Table III-24: Housing Permits

Permit	Typical Timeframe
Administrative Housing Permit (Ministerial)	When no other discretionary permit is required, 90 days (for 150 units or fewer) or 180 days (more than 150 units)
Discretionary Housing Permit	8-12 months

The County further expedites affordable housing through the following:

- The By-Right Housing Ordinance and Interim and Supportive Housing Ordinance provide more options for ministerial review of multifamily uses, including transitional and supportive housing;
- A designated team of affordable housing case planners, who serve as a single point of contact for all applicants considering providing affordable units; and
- Exemptions or reductions to planning and zoning filing fees for projects containing income-restricted units, depending on the number of income-restricted units in the project.

These measures are discussed in more detail later in this section under “Streamlining Efforts.”

The County’s Density Bonus Ordinance also provides additional bonuses and benefits beyond what is provided in the State Density Bonus Law, and is described in more detail later in this section under “Incentives.”

SB 330 Procedures

To comply with SB 330, the Department of Regional Planning has established the following procedures:

- Preliminary applications;
- Zoning permit applications updated with replacement housing requirements;
- Staff reports with a “hearing” count; and
- Staff reports for residential projects that describe the applicability of SB 330, including the required findings for the denial of a project.

Other Permits and Reviews Required by the Zoning Code

Table III-25 identifies some of the other permits and reviews that are typically required for housing developments, and the Type Review used to process the application:

Table III-25: Permits and Reviews and the Assigned Type Review

Permit or Review	Permit or Review Description	Type Review	Typical Timeframe ^{1,2}
Ministerial Site Plan Review	This is a staff-level procedure for most permitted uses in the Zoning Code.	Type I Review	4-6 weeks
Lot Line Adjustment	This permit is required to adjust the lot line between two or more existing adjacent lots, where the land taken from one lot is added to an adjacent lot and where a greater number of lots than originally existed are not thereby created.	Type I Review	6-8 weeks
Minor Conditional Use Permit	This permit is established to regulate uses and development that, by their nature, are limited in scope and impacts, and may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.	Type II Review	6-8 months
Yard Modifications	This permit is required to modify or reduce the required setbacks. If the modification request is on yards contiguous to a limited secondary highway, the application shall not be approved unless a written concurrence of Public Works has been received.	Type II Review	6-8 months
Conditional Use Permit	This permit is established to regulate uses and development that may be appropriate in the applicable zone and require additional consideration to ensure proper integration with the surrounding community.	Type III Review	8-12 months
Parking Permits	This permit is established to provide an alternative to parking requirements in the event that a particular use does not have the need for such requirements.	Type III Review	8-12 months
Variances	The variance is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the Zoning Code.	Type III Review	8-12 months
Development Agreements	A Development Agreement is a negotiated contract between the County and a private developer that, among other things, secures land use and zoning regulations for the duration of the agreement. A Development Agreement provides assurance to an applicant that a development project may proceed in accordance with existing policies, rules and regulations, and conditions of approval in effect at the time the agreement is adopted. The agreement in turn allows the County to negotiate a wider range of public benefits, including but not limited to, affordable housing, civic art, open space, or other amenities not authorized or required by current ordinances.	Type IV Review	1+ years
Plan Amendments	A plan amendment is required to initiate an amendment to the General Plan. While the Plan Amendment process established by State law and the Zoning Code enables the General Plan map designations and/or written policy statements to be amended, most development applications that seek a plan amendment involve amending the General Plan map designations, particularly the land use policy map designations.	Type IV Review	1-2 years
Zone Changes	A zone change is required to initiate a change of zone classification on a lot from one zone to another zone.	Type IV Review	1-2 years

¹ When two or more applications are filed on a property, all applications may be reviewed concurrently by the Review Authority.

² Development in Coastal Zones and Significant Ecological Areas may require additional time. CEQA compliance may also add six months to three years to a discretionary process.

There are some other permits and reviews that are not assigned to one of the Type Reviews mentioned above due to their unique processing procedures. **Table III-26** identifies some of these other permits and reviews that may be required for housing developments.

Table III-26: Permits and Reviews with Unique Processing Procedures

Permit or Review	Review Authority	Description of Permit/Review	Typical Timeframe ¹
Coastal Development Permits	Director Hearing Officer	A review to ensure that any development, public or private, within the Coastal Zone conforms to the policies, provisions, and programs of the LCP.	2+ years
Los Angeles County Mills Act Program	Director	An incentive for owners of qualified historical properties to preserve, restore, and rehabilitate the historic character of such properties.	2-5 months
Requests for Reasonable Accommodations	Director	A request from any individual with a disability, someone acting on their behalf, or a provider or developer of housing for individuals with disabilities, desiring to obtain a Reasonable Accommodation.	6 weeks
Oak Tree Permits	Director	An application to encroach upon, remove, or relocate not more than one oak tree is ministerial. Otherwise, a public hearing before a Hearing Officer is required.	3-6 months (Administrative) or 6-8 months (Discretionary)
Minor Parking Deviations	Director	A request for a parking reduction of less than 30%.	3 months

¹Timeframe does not include additional time that may be required for CEQA compliance.

Land Divisions

In addition to the permits and reviews required by the Zoning Code, the Subdivision Code also requires a tentative parcel or tract map and a final map for all divisions of land in accordance with the Subdivision Map Act. **Table III-27** identifies some of the permits and reviews that may be required for land divisions.

Table III-27: Permits and Reviews Required for Land Divisions

Permit or Review	Review Authority	Description of Permit/Review	Typical Timeframe ¹
Tentative Tract Maps	Regional Planning Commission/ Hearing Officer	A tentative tract map is required for the subdivision of more than four lots or units. It is submitted to the advisory agency and approved in accordance with the provisions of the Subdivision Map Act and Title 21. If the tentative tract map is approved and no appeal is filed, a final map must be recorded to complete the subdivision.	1.5+ years
Tentative Parcel Maps	Regional Planning Commission/ Hearing Officer	A tentative parcel map is required for the subdivision of four or fewer lots or units. Once the tentative parcel map is approved and no appeal is filed, either a final map or a parcel map waiver may be processed to complete the subdivision. However, since improvements are often required, most projects are not eligible to obtain a parcel map waiver, and the applicant must have a final map recorded to complete the subdivision.	1.5+ years

¹Timeframe does not include additional time that may be required for CEQA compliance.

Advisory Body

Depending on the project and the required permit or review, an Advisory Body may be involved in the review process. An Advisory Body may include:

- A Review Authority that provides a recommendation to another Review Authority;
- Other County departments and experts in relevant subject areas that provide comments and recommendations to the Review Authority. Such bodies include, but are not limited to the Subdivision Committee, Significant Ecological Area Technical Advisory Committee, Environmental Review Board, and the Fire, Public Works, Parks and Recreation, and Public Health Departments; or
- Any federal, State, County, or local agency.

Hearing Examiner

Hearing Examiners are appointed Regional Planning staff members who conduct public meetings in the community to receive testimony for Draft EIRs for the Regional Planning Commission, as needed.

Application and Review Procedures

The general procedures described as follows apply to the following types of applications: General Plan amendments, tentative tract map, tentative parcel map, Conditional Use Permits, zone changes, variances, Development Agreements, Coastal Development Permits, Discretionary Housing Permits, and Parking Permits.

- Applicants generally start the permitting process by obtaining zoning and application information. The County offers the interdepartmental "One-Stop" for counseling on proposed projects.
- Applicants submit the completed application and documentation package to DRP, or submit the materials online via the EPIC-LA portal. A planner reviews the materials to ensure completeness and collects the appropriate fees. All projects subject to a discretionary review require an initial study/environmental assessment in accordance with the California Environmental Quality Act.
- The Hearing Officer or RPC conducts the public hearing upon completion of the requirements. The staff sends the applicant and other interested parties legal notification of the public hearing.

Conditional Use Permits for Residential Uses-Findings

It is uncommon for CUPs to be required to establish residential uses in urban infill areas. Generally, CUPs are required where the project requires grading, and/or is located on a hillside, SEA, and subject to seismic, geologic, fire and flood constraints.

The Department provides applicants with detailed checklists and application materials, and conducts one-stop meetings. For projects located in sensitive areas, the one-stop meeting includes the participation of a County biologist, as needed, and can include the review of

objective guidelines to ensure certainty and clarity in the process. Applicants may be required to prepare a biological constraints map and detailed grading and slope plans for staff to assess the compatibility of the proposed project with the following findings:

- The proposed use will be consistent with the General Plan.
- The requested use will not:
 - Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
 - Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
 - Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required to integrate the use with the surrounding area.

When a project is located in an HMA and requires a Hillside Management CUP, DRP staff must make additional findings related to site design, impacts to scenic views and ridgelines, and sensitive hillside design standards.

When a project is located in an SEA and requires a Sensitive Ecological Area CUP, DRP staff must make additional findings on the preservation of natural open space, minimization of impacts to wildlife movement, and preservation of water courses.

Streamlining Efforts

In January 2019, the County adopted the Technical Update to Title 22 (Zoning Code). The code amendment to Title 22 reorganized, clarified, and simplified the code language, consolidated identical or similar standards or procedures, deleted obsolete or redundant code provisions, and streamlined administrative and case processing procedures.

In order to reduce time and money spent by property owners and developments and in turn accelerate housing production, the following housing ordinances were recently adopted by the Board of Supervisors to streamline the approval of certain housing developments through a ministerial review process:

- The By-Right Housing Ordinance exempts developments of up to four units in two or more buildings (i.e., in the form of multiple detached units and/or duplexes) from the discretionary lease project subdivision process in Zones R-2 and R-3, provided that the lot does not exceed 15,000 square feet in size, and the project meets certain locational criteria. The Ordinance also allows various multifamily housing types, such as apartment houses and townhouses by-right in Zones R-2, C-H, C-1, C-2, C-3, and C-MJ where certain locational criteria are met, subject to the approval of a Ministerial Site Plan Review; and
- The Interim and Supportive Housing Ordinance streamlines the approval of housing for people experiencing homelessness (shelters, transitional housing, and supportive housing) through a ministerial review process. Specifically, the Ordinance streamlines the development of shelters by expanding where they are allowed by-right, revising development standards,

exempting ministerial applications for shelters from planning fees and imposing a timeline for review. The ordinance also expands where permanent of conversion of hotels, motels and youth hostels to transitional housing or shelter; and allows temporary conversion of hotels, motels and youth hostels to transitional housing and shelters in certain zones by-right without correction of any nonconforming condition. Lastly, the Ordinance codifies the supportive housing streamlining of AB 2162.

These ordinances are in compliance with the definition of “by right” in Government Code section 65583.2 (i) by not requiring a Conditional Use Permit or other discretionary County review or approval that would constitute a “project” as defined in CEQA.

Knowledge of the County’s process for project approval is an important step in avoiding costly delays. To assist applicants, the Department of Regional Planning’s website is regularly updated to provide information on planning and zoning, planning entitlement application forms and instructions, and fees. The EPIC-LA online application system and virtual counseling also reduce the need for applicants to travel to obtain information or apply in person.

Virtual Counseling

Since the start of the COVID-19 pandemic, the Department of Regional Planning has encouraged applicants to schedule virtual appointments using Zoom to discuss proposed development or zoning and planning inquiries with staff. Once Regional Planning offices are reopened to the public, appointment offerings will be expanded to include both virtual and in-person appointments. Types of virtual counseling appointments include:

- Zoning and Planning Discussion – Counseling regarding a proposed development or project-specific questions for sites in a special district area, including Specific Plan, Significant Ecological Area, Hillside Management Area, community standards district, and/or equestrian district
- Case Intake/Online Application Issues – Assistance with the online application submittal process
- Certificate of Compliance / Lot Line Adjustment Discussion – Assistance with Certificates of Compliance or proposed Lot Line Adjustments
- Zoning Enforcement Violation Discussion – Assistance regarding zoning code violations as a result of referrals by Zoning Enforcement staff

One-Stop Meetings

The Department of Regional Planning coordinates monthly “one-stop” meetings to provide feedback on projects before applicants submit a complete application. County agencies, such as Public Works, Fire Department, Public Health Department, the Development Authority, and the Department of Regional Planning provide written comments on draft plans and application materials to prevent delays and further streamline the review process. A representative from every agency attends the

meeting and reviews comments with the applicant, provides a timeline for review and information on fees.

EPIC-LA e-Reviews

The Department of Regional Planning initiates the e-Reviews process with multiple County agencies after a complete application is received. County staff review files digitally and provide comments and necessary clearances electronically. Applicants can track their application status and submit revisions electronically.

Affordable Housing Planners

The Department of Regional Planning has designated a team of planners to serve as a single point of contact for all applicants considering providing affordable units. The planners review all affordable housing projects and counsel applicants on the County's Density Bonus and Inclusionary Housing ordinances, incentives, and waivers. The team serves as a liaison to the Los Angeles County Development Authority, which drafts the land use covenants and monitors the affordable units for the life of the project.

Development Fees

While most development fees are one-time fees, some entitlements, such as plan amendments, require an initial deposit upon application submittal. Supplemental deposits are required when the actual cost of processing the case exceeds the amount of the initial deposit. As the application fees for certain types of entitlements can vary, applicants may not be able to estimate the actual application cost prior to filing. **Table III-28** presents application fees for common fixed planning entitlements.

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

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

The County offers exemptions or reductions to planning and zoning filing fees for projects containing income-restricted units, depending on the number of income-restricted units in the project. The County also exempts shelters and mobilehome parks from planning and zoning filing fees. In compliance with AB 1483, all planning and zoning fees are listed on the Department of Regional Planning web site at the following link: <https://planning.lacounty.gov/fees>.

Table III-28: Planning Entitlement Application Fees (Partial List)

Application	Fee
Plan Amendment	\$3,000 Initial Deposit
Zone Change	\$15,217 Plus \$262 if referred to Fire Department
Tentative Tract Map	\$24,957, including \$5,000 initial deposit
Tentative Parcel Map	Dependent on number of lots proposed
Environmental Assessment (CEQA) (Initial Review)	\$374
Environmental Assessment (CEQA) (Negative Declaration)	\$3,800
EIR (Initial Deposit)	\$10,000 Major EIR, \$5,000 Minor EIR
Site Plan Review (Residential)	\$917
Site Plan Review (Residential in Hillside Areas)	\$1,181
Conditional Use Permit	\$10,215
Conditional Use Permit (Significant Ecological Areas)	\$19,731
Conditional Use Permit (Significant Ecological Areas - Coastal)	\$22,342
Housing Permit	\$1,201 - \$4,159
Coastal Development Permit	\$1,732 - \$13,669
Oak Tree Permit	\$1,271 - \$11,486
Parking Permit	\$10,215
Zoning Conformance Review	\$559
Variance	\$10,215

Source: County of Los Angeles Department of Regional Planning Filing Fees, March 1, 2021.

Impact Fees

Impact fees, which are typically assessed on a per-unit basis, are often required to fund the cost of infrastructure and other public facilities that serve new housing developments. One major impact fee is the Quimby fee. Pursuant to the Quimby Act, the County requires dedication of land or the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map, subject to certain conditions.

The Subdivision Code requires park fees if any portion of the local park space obligation for a residential subdivision is not satisfied by the existing local park space. Park fees are assessed as a condition prior to the final approval of the subdivision. This requirement applies only to residential subdivisions and only where there are not enough parks and open space in surrounding areas. In areas that do not have enough land set aside for parks and recreation, this obligation may increase the cost of developing housing, but is necessary to meet recreational needs and is a cost borne statewide.

School fees, which are calculated on a per-square-foot basis, can represent one of the largest impact fees for housing developments. The County does not have the ability to amend school fees, which are established by the State. Furthermore, water connection fees are another common impact fee, which can vary as they are controlled by individual water service providers throughout Los Angeles County.

There are a number of other impact fees required by the County. For example, the Bridge and Major Construction Fee Districts (B&T) were established by the County to finance specific highway and bridge improvements in unincorporated Los Angeles County. New developments within these districts are levied a fee in proportion to the benefit they will receive from the improvements. The County has established the Eastside (Route 126), Westside, Bouquet Canyon, Lyons Avenue/McBean, Valencia and Castaic B&T Districts in the Santa Clarita Valley, and the Lost Hills/Las Virgenes B&T District in the Parkway Calabasas area.

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

Fee Comparison, by Size of Development

Table III-29 presents a summary of estimated development and entitlement fees by type (single family subdivisions and multifamily condominium, versus multifamily rental) and size of project. **Table III-30** presents the typical building permit fees by type of unit (single family subdivision versus multifamily). Fees for a multifamily housing development are less than the fees for a single family housing development.

Table III-29: Estimated Land Development and Entitlement Fees by Type and Size of Development

Fees	5 Lots	20 Lots	50+ Lots
Single Family Subdivision and Multifamily Condominium Fees			
Land Development – Public Works Fees	\$45,440.00	\$100,950.00	\$138,800.00
Entitlement Fees – Regional Planning	\$41,119.00	\$42,649.00	\$49,239.00
Entitlement Fees – Parks and Recreation	\$10,405.84	\$41,623.36	\$104,058.40
Total Standard Subdivision Fees	\$96,964.84	\$186,222.36	\$292,097.40
Total Standard Subdivision Fees – Per Lot	\$19,392.97	\$9,311.12	\$5,841.95
Multifamily Rental Housing Fees		20 Units	
Entitlement Fees – Regional Planning		\$3,341.00	

Table III-30: Estimated Building Permit Fees by Type of Unit

Single Family Subdivision Housing Fees	Unit Size		
	2,000 sq. ft.	2,500 sq. ft.	3,000 sq. ft.
Public Work Fees	19558.90	22543.90	25531.90
Sanitation District Fees	5500.00	5500.00	5500.00
Fire Department Fees	2371.00	2478.00	2478.00
Law Enforcement Facility Fee	467.00	467.00	467.00
Library Fees	969.00	969.00	969.00
School Fees	7580.00	9475.00	11370.00
Total Building Permit Fees	38,816.90	43,910.90	48,793.90
Multifamily Housing Fees	Project Size		
	5 Units	20 Units	40 Units
Public Work Fees	\$24,958.90	\$72,756.90	\$130,327.90
Sanitation District Fees	\$16,500.00	\$66,000.00	\$132,000.00
Fire Department Fees	\$2,662.00	\$2,662.00	\$2,662.00
Law Enforcement Facility Fee	\$1,685.00	\$6,740.00	\$13,480.00
Library Fees	\$4,845.00	\$19,380.00	\$38,760.00
School Fees	\$18,950.00	\$75,800.00	\$151,600.00
Total Building Permit Fees	\$72,262.90	\$246,000.90	\$471,491.90
Total Building Permit Fees – Per Unit	\$14,452.58	\$12,300.05	\$11,787.30

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

Areas with existing facilities within urban unincorporated Los Angeles County, including streets, sewers, electrical and water services, schools, and fire stations, require no additional mitigation measures, such as impact fees. However, while properties in urban areas may have lower onsite and offsite improvement costs, they typically command high land costs on a per-square-foot basis due to the permitted densities and the availability of infrastructure. In contrast, properties in the undeveloped rural areas typically require payment of substantial development fees to provide infrastructure, services, and facilities, although the land costs may be lower.

Fees in Proportion to Total Development Cost Per Unit

The County compared the total per-unit fees in Tables III-29 and III-30 to per-unit development costs that were assumed in the County’s inclusionary housing feasibility studies from 2020 (for multifamily rental projects) and from 2018 (for single-family). Given the wide range of land costs across unincorporated Los Angeles County real estate submarkets, the proportion of fees to development costs per unit also varies widely. The fees represent a lower proportion of the total development cost

in areas with higher land costs, such as Coastal South Los Angeles and the San Gabriel Valley, and a higher proportion of the total development cost in areas with lower land costs, such as the Antelope Valley.

- For multifamily rental projects, the proportion of fees per unit to total development cost per unit ranges from 3 percent in Coastal South Los Angeles to 6 percent in the Antelope Valley.
- For single-family homes, the proportion of fees per unit to total development cost per unit ranges from 4 percent in the San Gabriel Valley to 14 percent in the Antelope Valley.

Per-unit fees for multifamily developments in unincorporated Los Angeles County are among the lowest when compared to those for other local jurisdictions in California, as cited in a 2018 study by the Turner Center for Housing Innovation at UC Berkeley. Per-unit fees for single-family homes in unincorporated Los Angeles County are in the middle of the range.¹³

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

Public Art Fee

On September 15, 2021, the Board of Supervisors adopted the Public Art in Private Development Ordinance, which requires eligible development projects to fund one percent of the total building valuation toward public art, facilities, conservation, and artistic and cultural services and programs. The fee applies to residential, mixed-use, commercial, and industrial development projects and any repair, addition, or alteration of such projects in unincorporated Los Angeles County with a building valuation of \$750,000 or greater.

Developers can provide the public art contributions on site, within a five-mile radius of the project, or through an in-lieu fee. Exemptions to the requirement include projects of less than 30 dwelling units; income-restricted affordable units; market-rate density bonus units; senior citizen housing developments and mobilehome parks for senior citizens; and emergency, accessory emergency, and domestic violence shelters. The Ordinance also exempts alterations and upgrades that do not change the use, size, or occupancy load of the building(s), or that are required to comply with regulations, such as seismic safety mandates or the Americans with Disabilities Act. This new fee will contribute to the overall goal of creating healthy living environments.

On- and Off- Site Improvements

According to the Subdivision Code, improvements are not required as a condition of project approval for minor land divisions (parcel maps--four or less lots), if the existing systems and

¹³ Turner Center for Housing Innovation. 2018. "It All Adds Up: The Cost of Housing Development Fees in Seven California Cities."
https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Development_Fees_Report_Final_2.pdf

improvements have been deemed adequate to serve adjacent developed parcels, unless such improvements are necessary to serve the project or to be consistent with the General Plan. In addition, no improvements are required when all lots shown on a parcel map of a minor land division have a gross area of five acres or more and are within a single family residential or agricultural zone.

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

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

Street Right-of-Way Width Requirements

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

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

Sidewalk Requirements

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

- On both sides of entrance and collector streets.
- On both sides of loop, interior, and cul-de-sac streets.

- Along one side of service roads adjacent to abutting lots.
- Along highways shown on the County’s Highway Plan where no service road is provided.
- Along highways shown on the Highway Plan where necessary to provide for the safety and convenience of pedestrians.

Streetlighting Requirements

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

Curbs and Gutters

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

Water and Sewer Connections

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

Circulation Improvements

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

Rural Communities Requirements and Waivers

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

Other General Exemptions

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

Inclusionary Housing

The County’s Inclusionary Housing Ordinance applies in the following unincorporated submarket areas (**Figure III-24**): Antelope Valley; Coastal South Los Angeles; East Los Angeles/Gateway; San Gabriel Valley; Santa Clarita Valley; and South Los Angeles. Inclusionary requirements apply to all housing developments, excluding mobilehome parks, and including projects to substantially rehabilitate and convert an existing commercial building to residential uses, or the substantial rehabilitation of an existing multifamily dwelling that would result in a net increase in available dwelling units, that meet all of the following:

- Has at least five or more baseline dwelling units;
- Is located in a submarket area, with the following exceptions:
 - Rental projects or condominium projects located in the South Los Angeles or Antelope Valley submarket areas; or
 - Rental projects located in the East Los Angeles/Gateway submarket area; and
- Is not located within an area subject to an affordable housing requirement pursuant to a Development Agreement, specific plan, or local policy.

Table III-31 summarizes the County's inclusionary housing requirements for rental and for-sale projects. In developing the Inclusionary Housing Ordinance, the County conducted a study to test the market feasibility for each submarket area and by type and set-aside of affordable units. To ensure consistency with long-term economic trends, the County will evaluate the appropriateness of the affordable housing set asides required at least every five years.

To facilitate middle income for-sale housing, projects are eligible for one incentive and one waiver or reduction of a development standard provided the project is not eligible for such under the County's Density Bonus Ordinance. On a case-by-case basis, a developer may request an adjustment or waiver of the inclusionary requirements, subject to the approval of the Director of Regional Planning.

Flexible Alternatives: Rather than building the units as part of the primary project, developers may choose to provide the affordable housing units off-site, if the off-site location is in the unincorporated areas and one of the following:

- Within one-quarter mile of the principal project;
- Within a Highest, High, or Moderate Resource Area, as determined by the State Tax Credit Allocation Committee and State Department of Housing and Community Development. Where the principal project is also located in an area designated as Highest, High, or Moderate Resource, the off-site parcel shall be located in an area with the same or higher resource designation as the principal project;
- Located within two miles of the principal project and in an area with known displacement risk based on evidence to the satisfaction of the Department; or
- Developed as part of a community land trust.

Off-site affordable set-aside units must be entitled and permitted prior to or concurrently with the units in the principal project.

Figure III-24: Inclusionary Housing Submarket Areas

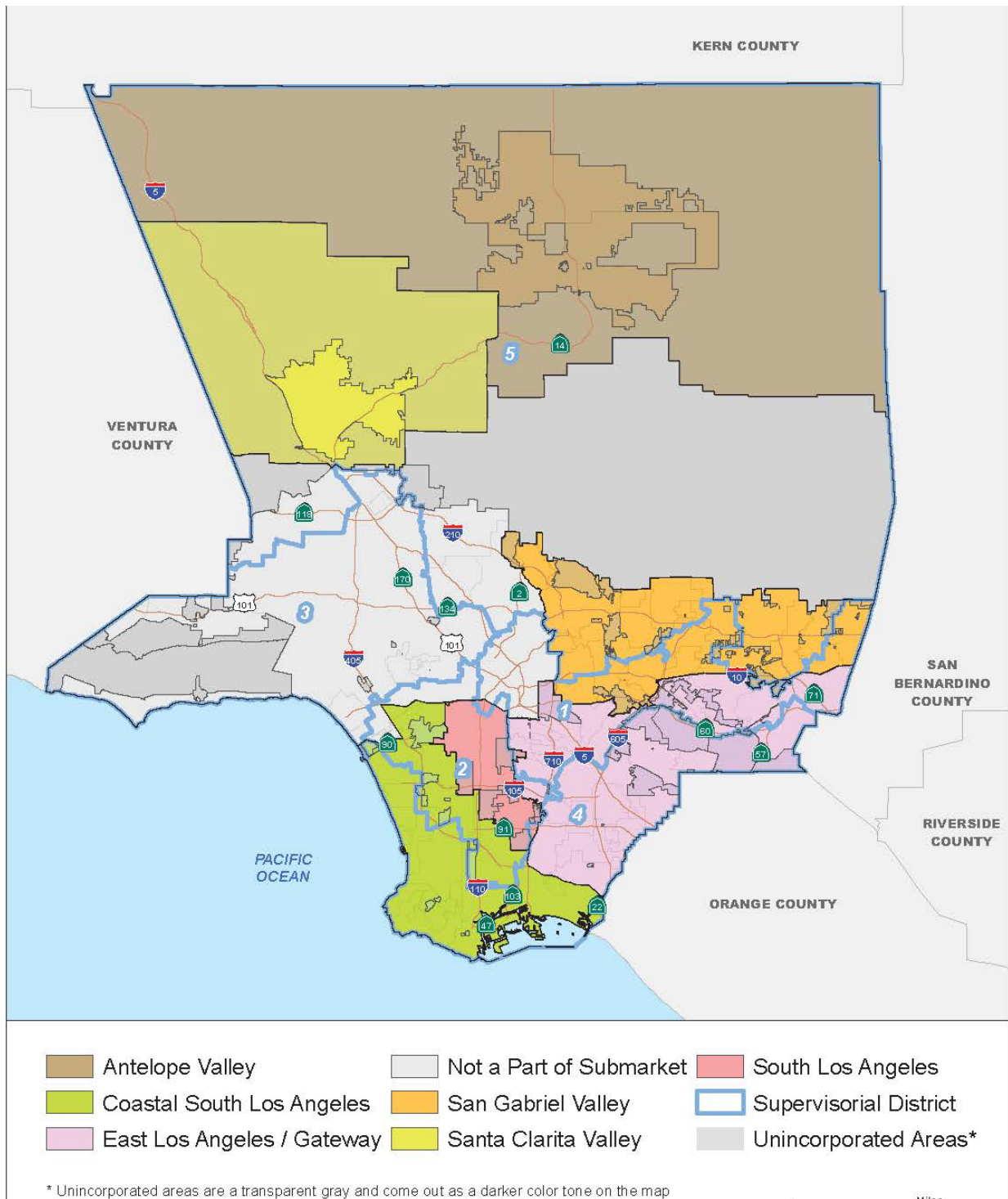


Table III-31: Inclusionary Housing Requirements

Rental Projects	Affordability ¹	Set-Aside	Set-Aside (Small Project) ²
Option 1	Average Affordability ³ of 40% AMI or Less	10%	5%
Option 2	Average Affordability ³ of 65% AMI or Less	15%	7%
Option 3	80% AMI or Less	20%	10%

Notes:

1. Units shall be set aside for extremely low, very low, or lower income households.
2. Projects with less than 15 baseline dwelling units.
3. Calculations for the average affordability shall comply with the Zoning Code.

For-Sale Projects	Affordability ¹	Set-Aside	Set-Aside (Small Project) ²
Coastal South Los Angeles South Los Angeles (excluding condominiums) East Los Angeles/Gateway	Average affordability ³ of 135% AMI or Less	20%	10%
San Gabriel Valley		15%	7%
Santa Clarita Valley Antelope Valley (excluding condominiums)		5%	--

Notes:

1. Units shall be set aside for moderate or middle income households.
2. Projects with less than 15 baseline dwelling units.
3. Calculations for the average affordability shall comply with the Zoning Ordinance.

Affordable Housing Replacement

The County’s Affordable Housing Preservation Ordinance requires one-for-one replacement of affordable units that existed on a site where new residential development is proposed, and is in compliance with SB 330 and AB 1397 (Government Code Section 65583.2(g)(3)). Modeled on existing “no net loss” requirements in State Density Bonus Law and Government Code 66300, the Ordinance requires replacement of dwelling units that are proposed to be or have been demolished or vacated, if they are or were any of the following within five years prior to application submittal:

- Subject to a recorded covenant that restricts rents to levels affordable to moderate, lower, very low or extremely low income households;
- Rent-stabilized pursuant to County or State law; or
- Occupied by lower, very low, or extremely low income tenants, including mobilehome owners renting spaces in a mobilehome park.
- Withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with section 7060) of the California Government Code within the 10 years prior to application submittal.

The replacement requirement applies to the following project types:

- New construction of any principal building;
 - A change in the number of dwelling units;
- or

- Legalization of an existing unpermitted dwelling unit.

The following project types are not required to replace affordable housing:

- New construction or legalization of accessory dwelling units or junior accessory dwelling units;
- Addition of mobilehome spaces or mobilehomes in a mobilehome park;
- A project in a Very High Fire Hazard Severity Zone, as depicted in the General Plan; or
- A project that is located within an area subject to an affordable housing replacement requirement, pursuant to a Development Agreement, specific plan, or local policy.

Certain project types may pay the Affordable Housing Replacement Fee instead of providing a replacement unit within the proposed project. The fee ranges from \$144 - \$346 per square foot of housing that previously existed on the site, or \$129,470 to \$318,914 per unit, depending on the location of the proposed project.

Labor Requirements

The County implements labor requirements for housing construction that are mandated by federal, state and local policies. Projects seeking streamlined ministerial review under Government Code section 65913.4 are subject to prevailing wage requirements pursuant to the State Prevailing Wage Law if they are more than 10 units or receiving public funds (in the case of condominiums, low income housing tax credits). Projects of 75 or more units (or 50 or more units for projects approved on or after January 1, 2022) that are not 100% affordable to lower or very low income households must also use a skilled and trained workforce in order to be eligible for streamlined ministerial review under Government Code section 65913.4.

The County's Local and Targeted Worker Hire Policy was adopted by the Board of Supervisors in October 2016 to ensure that local workers have employment opportunities on projects within their own communities. For affordable housing projects and mixed-use affordable housing projects that include County-funded facilities receiving funds administered by LACDA, and LACDA projects with a project budget greater than \$2.5 million, there shall be a best effort hiring goal of at least 30% qualified local residents and 10% Targeted Workers of California construction labor hours performed.

Incentives

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

Density Bonuses

The County's Density Bonus Ordinance offers deeper affordability, a simplified process for incentives and waivers, and bonuses that are above and beyond the requirements of the State Density Bonus Law. The Ordinance offers density bonuses and waivers or modifications to development standards for senior citizen housing developments and housing developments (minimum size five units) that set aside a portion of the units for lower and moderate income households. In addition, the

Ordinance offers incentives for housing developments that set aside a portion of the units for lower and moderate income households (see **Table III-32**).

Table III-32: Density Bonus Ordinance-Density Bonus Sliding Scale

Income Group	Minimum Set-Aside of Affordable Units	Base Bonus	Maximum Bonus for 100% Affordable Projects ²
Extremely Low Income	5%	25%	120%
Very Low Income	5%	20%	100%
Lower Income	10%	20%	80%
Moderate Income (common interest developments only)	10%	5%	60%
Senior Citizen Housing Development ¹	100%	20%	
Land Donation (very low income projects only)	10%	15%	

¹ Affordability is not a requirement for senior housing developments to qualify for a density bonus and waivers or modifications to development standards. Source: Los Angeles County Zoning Code.

² The County's sliding scale also reflects AB 1763 (Chiu), which provides an enhanced density bonus by-right for eligible one hundred percent affordable housing developments.

Typical parking reductions are identified in **Table III-33**. Specifically, housing located within proximity to transit can receive further reductions in parking requirements.

Table III-33: Density Bonus Ordinance-Parking Reductions

Affordability and Project Type	Proximity to Transit	Number of Parking Spaces
100% rental housing affordable to lower or very low income households		
Senior citizen housing development	With paratransit or within ½ mile of a fixed bus route	0.5 space per unit
Special needs housing development		No parking required
Supportive housing development	-	No parking required
Other 100% rental housing affordable to lower or very low income households	Within ½ mile of a major transit stop	0.5 space per unit
At least 11% very low income housing set aside		0.5 space per bedroom
At least 20% lower income housing set aside		0.5 space per bedroom
Extremely low income units		No parking required for extremely low income units only
All other projects subject to Chapter 22.120	-	0-1 bedroom: 1 space per dwelling unit 2-3 bedrooms: 2 spaces per dwelling unit 4 or more bedrooms: 2.5 spaces per dwelling unit

Transit Oriented Districts

Transit Oriented Districts (TODs) are areas where the County encourages infill development, and pedestrian-friendly and community-serving uses near transit stops. The goal is to encourage walking, bicycling, and transit use. To achieve these goals, the General Plan established 11 TODs to create and apply unique development standards and case processing procedures to geographic areas within an approximately 1/2 mile radius around Metro transit stations in unincorporated Los Angeles County.

All TODs will be implemented by TOD specific plans, with standards, regulations, and infrastructure plans that tailor to the unique characteristics and needs of each community, and address issues such as access and connectivity, pedestrian improvements, and safety. Four TOD specific plans have been established to date. The goals of the TOD specific plans are to: 1) increase walking, bicycling, and transit ridership, and reduce vehicle miles traveled; 2) facilitate compact, mixed use development; 3) increase economic activity; 4) facilitate the public investment of infrastructure improvements; and 5) streamline the environmental review process for future infill development projects.

The TOD specific plans offer a range of residential densities. High density residential zones and mixed use zones provide residential densities up to 50 to 70 units per acre in specific areas. TOD specific plans also contain parking reductions for multifamily uses. If a TOD designated area does not have an adopted specific plan, the Zoning Code and General Plan applies. Through the Metro Area Plan and the Florence-Firestone TOD Specific Plan, which are Housing Element implementation programs, the TOD specific plans will be updated for consistency with the General Plan.

- Florence-Firestone TOD
- Del Amo TOD
- Aviation/LAX TOD
- Hawthorne Station TOD
- Vermont Station TOD (Connect Southwest LA TOD Specific Plan adopted in 2020)
- Willowbrook TOD (Specific Plan adopted in 2018)
- Sierra Madre Villa TOD
- East Los Angeles/3rd Street TOD (Specific Plan adopted in 2014)
- West Carson TOD (Specific Plan adopted in 2019)

Housing for Persons with Disabilities

Land Use Controls

The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that persons with mental and physical disabilities are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hours-a-day basis is considered a residential use that is permitted in all residential zones.

As demonstrated in **Table III-17** and as discussed previously, the Zoning Code complies with the Lanterman Act and permits small residential care facilities (including adult and senior residential facilities, as well as small family homes) in all residential zones and most commercial zones. Facilities for more than six persons are conditionally permitted in most residential and commercial zones. As the Conditional Use Permit is a barrier to housing for people with disabilities, the Housing Element implementation program addresses the allowance of licensed housing with more than six persons by right.

The Interim and Supportive Housing Ordinance includes many housing types and facilities that are mandated by the State to be permitted by-right in residential zones, such as transitional housing, supportive housing, and residential care facilities.

Building Code

The Building Code is based on the current California Building Code. The Building Code is considered to have the minimum standards for protecting public health, safety and welfare. It is important to also note that Section 104.2.7 and 104.2.8 of the Los Angeles County Code allows considerations for applications, on a case-by-case basis, for the use of any alternate material, appliance, installation, device, arrangement, design or method of construction not specifically prescribed by the Code. This section also provides a procedure in place to address the needs of persons with disabilities.

Removing Governmental Constraints

The County completed the Technical Update to the Zoning Code in January 2019. The update amended the definition of “family” as one or more persons living together as a single housekeeping unit in a dwelling unit. This term does not include institutional group living situations, such as dormitories, fraternities, sororities, monasteries, convents, or residential care facilities, nor does it include such commercial group living arrangements as boarding houses, hotels, or motels. This definition is inclusive and does not constrain housing options for persons with disabilities.

The Technical Update also included a simplified definition of “disability” – a condition that renders an individual unable to engage in normal activities by reason of a medically determinable physical or mental impairment that can be expected to last for a continuous period for not less than 12 months.

Reasonable Accommodations

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

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

State and federal law dictate the findings for a reasonable accommodation procedure. Because reasonable accommodation is based upon the specific needs of an individual, the procedure differs from other procedures to waive or modify zoning or land use standards. The findings in the Ordinance relate to the necessity of the accommodation, and the reasonableness of the request, which are consistent with state and federal laws and do not constitute a constraint to housing for persons with disabilities. For necessity, the Director determines that the accommodation is intended for a person(s) who has a disability as defined in the law and verified by an appropriate third party. Secondly, the applicant establishes that, but for the accommodation, the applicant likely would be denied an equal opportunity to use or enjoy housing. In another finding, the Director may determine that a request is reasonable, and grant the requested accommodation, unless the Director finds that granting the request would be an undue financial or administrative burden to the County or would result in a fundamental alteration to the County’s land use and zoning programs. More specifically, the following findings are made:

- The requested accommodation is intended to be used by an individual with a disability who resides or will reside on the property;
- The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a residential use;

- The requested accommodation will not impose an undue financial or administrative burden on the County; and
- The requested accommodation will not require a fundamental alteration in the nature of the land use and zoning programs of the County.

The Ordinance also includes procedures for notifying the applicant, as well as nearby property owners, of the decision for the reasonable accommodation request. To accommodate applicants, the applicant may choose to authorize the County to notify the property owners on the applicant's behalf. The applicant and theoretically any stakeholder can appeal the decision. This appeal is subject to an administrative process that narrowly focuses on the findings enumerated in the Ordinance. Furthermore, the Ordinance outlines procedures for concurrent review and enforcement procedures, which are necessary from an implementation standpoint.

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

As a Housing Element implementation program, the County will update reasonable accommodations requirements, incentives, and processes as needed to align with State law. The program will clarify and simplify the process and investigate expanding applicability.

Constraints to Housing in the Coastal Zone

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

Under the State Coastal Act, projects within the Coastal Zone are subject to final approval by the California Coastal Commission (CCC), unless a local jurisdiction has a local coastal program (LCP) that is certified by the CCC. An LCP is comprised of a land use plan and a local implementation program. All unincorporated communities within the Coastal Zone are covered by certified LCPs.

Coastal Zone Residential Development Since 1982

- Single-family Residences - 778 units
- Duplexes - 4 units
- 3 or more units (Multifamily) - 364 units
- Condo units - 77 units

Affordable housing opportunities within the Coastal Zone are focused in Marina del Rey. The Marina del Rey LUP provides for 225 affordable units to be built and reserved for senior citizens. The total number of low and moderate income housing units provided in Marina del Rey exceeds the 225

units projected, and serve both seniors and low and moderate income households. At this time, 260 affordable units exist in Marina Del Rey and one large project undergoing a substantial renovation, Mariners Village, with 981 units will provide 20% affordable units (196 units), nearly doubling the amount of affordable units in Marina del Rey.

The Marina del Rey Affordable Housing Policy requires that all new residential projects provide a minimum 15% set aside of affordable units (very low, low, and moderate income) based on the net new incremental units to be constructed. Any converted or demolished residential units that are occupied by very low, low, and moderate income households must be replaced like-for-like. Of the 260 existing affordable units, 59 units are required replacement units. The current policy does not address standards that would apply to the renovation of an existing residential building.

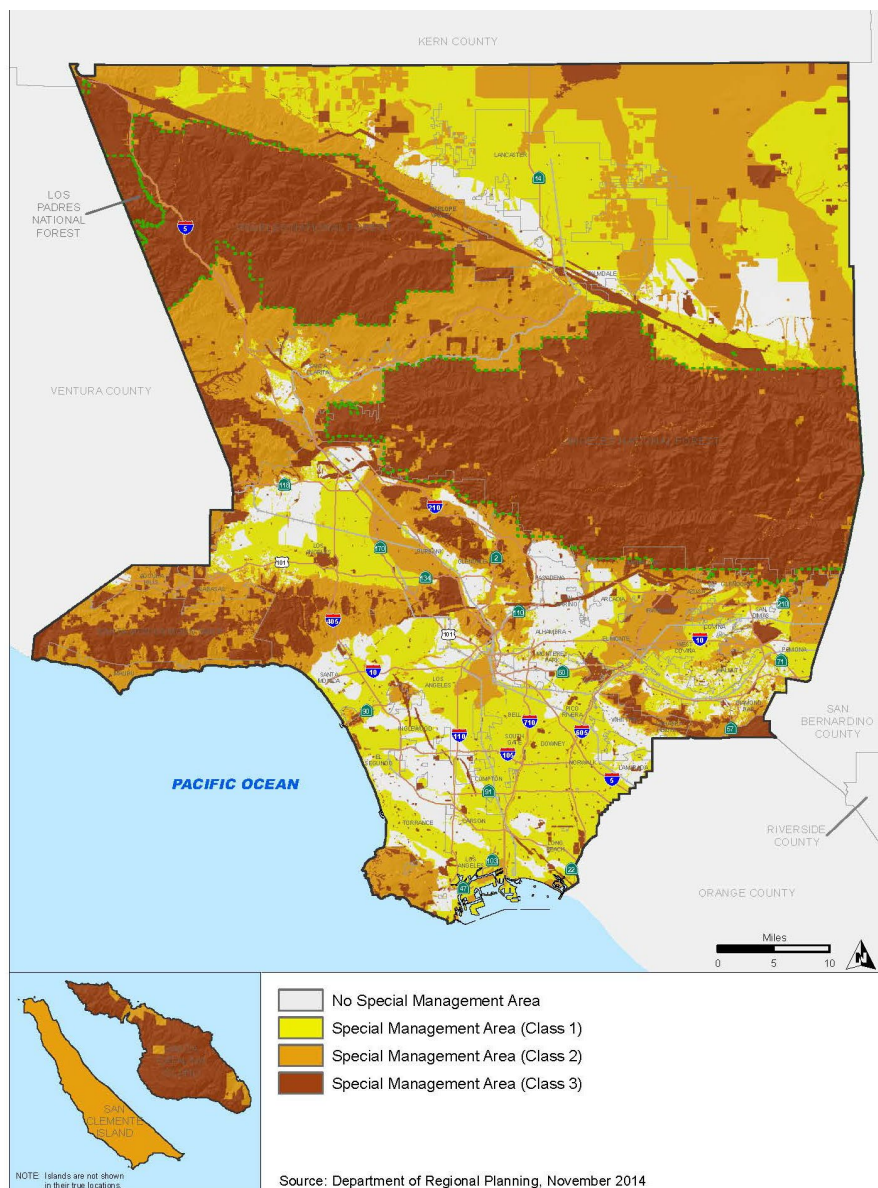
However, the Board of Supervisors has made a motion instructing various County departments to propose an amendment to the current policy and redefine “substantial rehabilitation” to include major projects and ensure affordable units are required. The motion also instructs County departments to propose an amendment to increase the percentage of affordable units from the current 15% to 20%, applicable to both new construction and substantial rehabilitation. For more information on Marina del Rey, please refer to Program 1: Marina del Rey Affordable Housing Policy and the Specific Plan section of the Resources Chapter.

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

NATURAL AND SAFETY CONSTRAINTS

Unincorporated Los Angeles County consists of a highly diverse topography, with a variety of natural hazards and invaluable natural resources that may constrain the development of affordable housing. Areas with natural constraints and resources described in this section are classified in the General Plan as Special Management Areas, as depicted in the General Plan Hazard, Environmental and Resource Constraints Map (**Figure III-25**). In general, the terrain in unincorporated Los Angeles County can be described as 25% mountainous; 15% coastal plains; and 60% hills, valleys, or deserts. The County has previously analyzed and planned for housing in certain unincorporated areas through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act.

Figure III-25: Hazard, Environmental and Resource Constraints Map



Hillsides

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

Hillsides exist in both urbanized and rural parts of unincorporated Los Angeles County, ranging from the hills of the San Jose Hills and Acton/Agua Dulce areas, to the steep hillsides of the San Gabriel Mountains, Santa Monica Mountains, and Ladera Heights-View Park-Windsor Hills. Development on such terrain necessitates severe grading and land modifications, which significantly add to the cost of housing development. Development restrictions apply to all hillsides, but the principal areas are the Santa Clarita Valley, Santa Monica Mountains, and the foothills of the San Gabriel Valley. Allowable development density and standards in these areas are governed by the Hillside Management Area Ordinance. In addition, the Building Code includes requirements for houses built on steep hillside slopes to mitigate potential seismic hazards.

Fire Hazards

Many parts of unincorporated Los Angeles County are susceptible to wildfires because of hilly terrain, dry weather conditions, and the nature of the plant cover. The principal vegetative cover of upper mountain areas consists of various species of brush and shrubs, known as chaparral. Chaparral is extremely flammable and extensive burns to this mountain vegetation frequently occur during dry weather accompanied by high winds. The intensity of development, the size of the potentially affected population, and the difficulties of containment result in high and extreme fire risks in many of the unincorporated areas. To reduce the risk, new housing developments in Very High Fire Hazard Severity Zones are required to comply with certain regulations related to design and mitigation. Included in the Housing Element programs is the Safety Element Implementation: Reducing Wildfire Risk Program, which includes a review of subdivision regulations and consideration of new strategies for development criteria, such as integrating wildfire mitigation measures and home risk reduction strategies.

Flooding and Mudflows

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

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

Seismic Hazards

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

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

Housing developments within seismic hazard zones may require a special geotechnical review before project approval. Construction is allowed in these areas; however, stricter standards may be requested as part of the geotechnical review and approval process.

National Pollutant Discharge Elimination System (NPDES) Requirements

The municipal storm water NPDES permit issued to the County and 85 cities by the Los Angeles Regional Water Quality Control Board on November 8, 2012 required the development and implementation of a program addressing storm water pollution issues in development projects. Public Works began implementing this program on December 8, 2012. All development projects that require discretionary approval and fall into certain types of development as determined by Public Works are required to submit a drainage concept and storm water quality plan.

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

Significant Ecological Areas (SEAs) and Sensitive Environmental Resource Areas (SERAs)

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

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

Housing development in a SERA is prohibited by the State Coastal Act. Under the Coastal Act, SERAs are designated areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and are sensitive to human activities

and developments. In the Santa Monica Mountains Coastal Zone, SERA types include unique riparian areas, streams, woodlands, grasslands, savannas, and wetlands.

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

Oak Tree Protection

Part one of the Oak Woodlands Conservation Management Plan and the Oak Tree Ordinance has been adopted to protect oak trees. Enacted in 1982, the Ordinance prevents oaks of a certain diameter from being cut down, removed, or transplanted without the issuance of an Oak Tree Permit. The Ordinance also establishes a minimum replacement requirement of two oak trees for each tree that is cut down. The oak tree provision may substantially add to the cost of housing development since it requires additional arborist reports and possible mitigation measures, and may increase case processing time.

INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in unincorporated Los Angeles County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. The following sections discuss the availability of fire protection, water, sewer, dry utilities, streets, educational facilities, and library services to accommodate new development in unincorporated Los Angeles County. In addition, the sections discuss the air quality, safety, and noise impacts that some infrastructure, such as freeways and airports, can have on future housing development.

It is important to note the difference between development in existing urban areas, where infrastructure is already in place, and development in rural areas, which require an extension of infrastructure and public services. The rural areas consist mainly of portions of the Antelope Valley, Santa Clarita Valley, and Santa Monica Mountains. The County has previously analyzed and planned for housing in certain portions of these unincorporated rural areas through County-approved specific plans and area plans and analyzed the potential environmental impacts of such planned housing under the California Environmental Quality Act; housing continues to be encouraged in these areas.

Fire Protection

The Fire Department is organized into nine divisions throughout unincorporated Los Angeles County. In the rural areas, developers are required to pay fees to meet the need for increased fire services. As of 2021, Fire Department fees can add between \$2,500 and \$3,000 to the cost of development.

Water

Los Angeles County is served by a mix of local and imported water supplies, delivered through a system of aqueducts, reservoirs, and groundwater basins. Between 30% and 40% of the water supply comes from local sources, with the remainder imported from outside of Los Angeles County. Local water sources are largely groundwater resources, surface water from mountain runoff, and recycled water. Eight major groundwater basins provide about one-third of the unincorporated areas' overall water demand, except during times of drought.

A major issue in unincorporated Los Angeles County is that most of the groundwater basins never fully recharge because the rate of water extraction is much higher than the rate of replenishment. This issue is particularly severe in south Los Angeles County and the Antelope Valley, where urbanization continues to increase impervious surfaces. Another significant problem is that local groundwater basins are increasingly impacted by man-made and naturally occurring contaminants that infiltrate the groundwater basins and degrade the potable water supplies.

Most of the imported water utilized in unincorporated Los Angeles County is provided by state water contractors, such as Metropolitan Water District (MWD), Castaic Lake Water Agency, Antelope Valley-East Kern Water Agency, Littlerock Creek Irrigation District, and Palmdale Water District. These agencies have exclusive rights to purchase surface water conveyed through the State Water Project (SWP) aqueduct from the California State Department of Water Resources. The reliability of imported

water is subject to global climatic changes, water restrictions, and annual snow and precipitation levels in the watersheds that are tributary to the Sacramento-San Joaquin Delta (Delta). The SWP pumps water from the Delta, and environmental conditions within the Delta can have a significant effect on water deliveries to the SWP. To manage existing and future water supplies, the County coordinates with state agencies and local water districts to operate a complex system that conserves, manages, and efficiently utilizes existing water resources. Some examples of water conservation efforts are the expansion and reuse of recycled water, development of water banking systems, extensive rebate programs, and source water protection projects and programs. The Greater Los Angeles County Region Integrated Regional Water Management Plan for the Los Angeles Basin, the Antelope Valley, and the Upper Santa Clara River was approved in 2014 and amended in 2018.

Sewer Services

Public Works maintains over 4,600 miles of sanitary sewers, 153 pumping stations, and four wastewater treatment plants. To ensure that the demands from new development will be met, the County requires developers to install new sewer pipes to serve the development and connect to the County's system.

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

Dry Utilities

For gas and electric energy, unincorporated areas are served by SoCal Gas and SoCal Edison. In addition, in 2017, the Board of Supervisors approved the creation of a joint powers authority to implement a community choice energy program for Los Angeles County. That program, known as the Clean Power Alliance, began operating in 2018 and now serves 32 jurisdictions across Los Angeles and Ventura counties representing 3 million residents. The Clean Power Alliance offers three tiers of electric service (Lean Energy at 36% renewable, Clean Energy at 50% renewable, and 100% Renewable). Residents and businesses in unincorporated Los Angeles County are receiving 50% renewable energy, plus an additional 20% of GHG-free power from hydroelectric sources.

The County promotes equitable access to internet services through the Board-directed Digital Divide Regional Strategic Plan. The Strategic Plan will identify any gaps in the availability of broadband access, capacity, and services and accelerate solutions for any underserved areas.

Streets

In urban residential neighborhoods, new development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In rural areas, developers may need to build new streets to ensure adequate access to the housing developments and/or implement traffic engineering measures to mitigate project impacts to an

acceptable level. In the cases where housing developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program.

Educational Facilities

In most instances, increases in the number of households with school-aged children have created significant overcrowding in public schools within the school districts serving unincorporated Los Angeles County. Many public schools, especially elementary schools, are currently operating in excess of or near their capacity, which necessitates the construction of new classroom facilities to mitigate additional school overcrowding. School fees are established by state legislation and are beyond the control of most local governments.

Libraries

The County has established a developer fee program for library facilities. This program establishes a fee structure to mitigate the impact of new residential development projects on library facilities in unincorporated Los Angeles County served by the County of Los Angeles Public Library system. The applicant or its successor in interest is required to pay the library facilities mitigation fee at the time a building permit is issued for each new residential unit. There are seven library planning areas. As of 2020, the library fee is \$969 per dwelling unit. The fee is adjusted annually based on the Consumer Price Index and is updated periodically to ensure that it continues to meet the cost requirements to construct new and enhance existing library facilities. The program also allows the provision of substitute consideration in lieu of the library facilities mitigation fee.

Major Sources of Air Pollution/Housing Next to Freeways

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

While siting residences further from a pollution source reduces these adverse health impacts, it also reduces the potential for housing development. In particular, the location of major transit lines on or adjacent to freeways in Los Angeles County presents a challenge to siting transit-oriented development. The policies that prohibit and discourage housing near freeways adversely affect affordable housing development by limiting potential sites for affordable housing. In addition, these

policies limit affordable housing opportunities by reducing the number of sites that qualify for funding. This issue may potentially be addressed through a number of alternative approaches, including the application of design or other appropriate mitigation measures when siting residences near freeways.

Airport Influence Areas

The Airport Influence Areas are established to ensure compatibility between uses surrounding the County's airports. The Los Angeles County Airport Land Use Commission (ALUC) is unique within the State, as the Regional Planning Commission for the County functions as the ALUC when dealing with airport-related land use decisions, as authorized by Public Utilities Code (PUC) §21670.2. In Airport Influence Areas, proposed General Plan and specific plan amendments, developments, and change of use applications that are enumerated in the PUC, are subject to review pursuant to the applicable airport land use compatibility plan and review procedures adopted by the Los Angeles County ALUC. There are 15 airports in the County. Three are located in unincorporated Los Angeles County (Catalina Airport, Agua Dulce Airport, and Fox Airfield), and three others include unincorporated land within their Airport Influence Areas (LAX, Brackett Field Airport, and Palmdale Regional Airport/Plant 42). Depending on the airport land use compatibility plan, Airport Influence Areas may align with the 60 or 65 CNEL noise contours and runway protection and inner safety zones of airports, which are defined by flight patterns and the type and size of airports, or they may span between two to three miles outward from an airport. Housing development projects of five or more dwelling units located within runway approach and transitional zones of an airport, or housing development projects of 40 dwelling units or more located elsewhere within the Airport Influence Area, are major land use actions that may be subject to ALUC review, whether or not they are consistent with the General Plan, if concerns of compatibility with an airport may be apparent. Requirements for ALUC review may increase case processing time. In addition, noise and safety issues involved with airport operations, including landings and take-offs, serve as constraints where housing may be placed in proximity to an airport.

MARKET CONSTRAINTS

Various market-driven factors contribute to the cost of housing. The most evident are the costs associated with construction, land, and financing.

Land Costs

High land costs appear to be one of the major contributing factors to housing prices and rents in unincorporated Los Angeles County. Developable portions of unincorporated Los Angeles County are substantially built out, with little vacant land available for development of any kind. The shortage of developable land further drives up the demand and cost of housing construction.

Much of the hillsides and nearly all the valley areas south of the San Gabriel Mountains are densely populated and have been converted into urban and suburban uses. Nearly all of the vacant land remaining in unincorporated Los Angeles County is mountainous and within physically hazardous areas, naturally constrained areas, and/or lacking in basic sewer/water infrastructure. In terms of providing affordable housing, the high cost of development in these types of terrain and under such

conditions renders affordable housing infeasible within the majority of the vacant land in unincorporated Los Angeles County. This constraint is evident in land costs, which are as low as \$5 per square foot in the largely rural Antelope Valley, to as high as \$115 per square foot in urban Coastal South Los Angeles.¹⁴ To address this problem, the County increased residential densities on existing, flatter urban land near transit stations through the General Plan. The General Plan offers opportunities for affordable housing development, with greater access to transit and jobs. Furthermore, as part of the Sixth Revision of Housing Element, the County is proposing to rezone additional land to accommodate higher-density residential development. Nonetheless, the high cost of land in unincorporated Los Angeles County makes developing affordable housing costly. The Inclusionary Housing Ordinance would help mitigate the constraint of high land cost for affordable housing development as it requires on-site construction of the affordable units except under limited conditions.

Construction Costs and Financing

The cost of construction materials (such as timber, steel, and fuel) represents another important market constraint. However, such costs often fluctuate according to national policies and global economic conditions. For instance, the COVID-19 pandemic has caused shortages of construction materials. Construction costs are rising due to lumber and steel price inflation. Shortening duration of project could lower construction costs. In addition, the length of time between receiving planning entitlements for a housing development and submittal of an application for building permits may potentially hinder housing construction. A review of rental multifamily projects built in the past three years shows that approximately 44 percent of projects submitted an application for building permits before receiving planning entitlements. By allowing developers to start the building plan check process during planning review, the overall project duration is shortened, which in turn, helps accelerate housing production. Also, of the projects that submitted an application for building permits after receiving planning entitlements, 44 percent submitted an application for building permits within three months of planning entitlements, and 50 percent submitted an application for building permits between four and six months after receiving planning entitlements.

Construction costs do not usually result in favoring development in one geographic area over another. However, other factors contribute to variation in the cost of construction. In unincorporated Los Angeles County, construction costs for multifamily projects range from \$120 per square foot in the rural Antelope Valley to \$155 per square foot in urban Coastal South Los Angeles. In urban areas where land is less available and more expensive, higher-density projects often construct subterranean or podium parking at up to \$25,500 per space, compared to surface parking (\$5,000 per space).¹⁵ The County's Density Bonus Ordinance provides parking reductions for projects that include affordable housing set-asides. The Residential Parking Analysis and Code Update Program will examine the feasibility of alternate parking regulations, such as unbundling parking from housing and parking maximums, to reduce housing construction costs.

¹⁴ HR&A Advisors. 2020. "Analysis of Financially Feasible Inclusionary Requirements for Rental Prototypes in Unincorporated Areas." https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

¹⁵ HR&A Advisors. 2020. "Analysis of Financially Feasible Inclusionary Requirements for Rental Prototypes in Unincorporated Areas." https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

Accessing debt is a challenge to affordable housing developments due to the difficulty in layering various funding sources. Low Income Housing Tax Credits (LIHTC) has become a critical source of capital for affordable housing developments; however, it is competitive. Also, a competitive funding application usually scores higher if site control is secured, and yet many nonprofit developers lack the financial capacity to compete for available land in the open market.

To obtain debt capital from conventional lenders, affordable housing developers are usually required to obtain supplemental funds from grants or secondary financing. The County utilizes a variety of funding sources to provide supplemental financing for affordable housing development, including the Home Investment Partnership Program (HOME), Community Development Block Grant (CDBG), and Affordable Housing and Sustainable Communities (AHSC) grant. In 2016, the County has committed \$100 million a year in local funds for affordable housing.

Mortgage Financing

The Home Mortgage Disclosure Act (HMDA) requires the disclosure of mortgage lending activities by financial institutions. According to the HMDA data compiled by the Federal Financial Institutions Examination Council (FFIEC), close to 350,000 households applied for mortgage financing in Los Angeles County in 2019 (**Table III-34**).

In 2019, the majority of the applicants for mortgage financing were above moderate income households. The approval rates among very low and low income households were significantly lower than the rates for other income groups.

Table III-34: Disposition of Mortgage Applications by Applicant Income

Income Level	TOTAL	% Total	*Originated	% Approved but not Accepted	% Denied	**Other
Very Low (50% AMI)	20,842	6%	40%	3%	33%	24%
Low (80% AMI)	26,363	8%	45%	3%	32%	21%
Median (100% AMI)	12,688	4%	50%	3%	26%	21%
Moderate (120% AMI)	45,639	13%	57%	3%	20%	20%
Above Moderate (>120% AMI)	242,486	70%	63%	3%	14%	19%
TOTAL	348,018	100%	59%	3%	18%	20%

Notes:

* Originated applications are those approved by the lenders and brought by the applicants.

** "Other" includes applications that were withdrawn by the applicants and those closed by the lenders due to incomplete information.

Source: HMDA data for 2019, FFIEC. (HMDA data for 2020 will not be available until fall of 2021.)

Site Constraints and Market Preferences

In addition to the costs associated with construction, land, and financing, other factors, such as site constraints and market preferences, may affect the scope of a project. For instance, applicants may propose to develop housing at a lower density due to topographic features or other site conditions. In other cases, applicants may choose to develop a site at densities below the maximum allowable due to market-driven preferences. The following are examples of site constraints and market preferences:

- **Oak Trees:** Oak trees are protected by the Oak Tree Ordinance, which requires a discretionary permit for the encroachment, removal, or relocation of more than one oak tree. To avoid the additional cost and time and the uncertainty due to the discretionary review process, an applicant may design a project to ensure that new structures, grading, underground utilities, footings for new fences and landscaping are at least 15 feet from the trunk and five feet from the canopy/dripline of any oak tree onsite or on a neighboring property. This may limit the buildable area of the site, which in turn, reduces the number of units in the project.
- **Hillside Management Areas and Significant Ecological Areas:** If a site is partially located within a Hillside Management Area (HMA) or a Significant Ecological Area (SEA), an applicant may design a project to minimize grading and disturbance of biological resources in the HMA or SEA, as excessive grading and disturbance are subject to a Conditional Use Permit. Reducing the overall footprint of the project could also reduce the number of units in the project.
- **Narrow Lots and Irregular Lot Shape:** Larger and flatter areas of a site are often reserved to accommodate required driveway, fire lane, and turn around radius. On narrow lots with less street frontages, this could be a site planning challenge and result in less units in a development. Similarly, irregular lot shape may also significantly impact the placement of buildings, vehicular access, and parking, and lower the number of units in the development.
- **Septic Setbacks and Percolation:** A site may have challenging topography and insufficient distances to meet drainage and percolation requirements for onsite wastewater treatment systems.
- **Public Easements and Dedications:** A site may have existing flood control district basins, utility easements, road and alley dedications, and restricted use areas, which limit the overall buildable area.
- **Parking and Amenities Preferences:** Applicants may purposefully elect to build at lower densities to provide more onsite parking than required to meet market demands. Some applicants may choose to provide open space, recreational opportunities, and onsite amenities to meet the needs of future residents in lieu of providing more residential units.
- **Costs and Construction Types:** Budgetary constraints may dictate the construction type and limit the number of stories or materials utilized, which may also limit the number of units provided onsite.

As an effort to address site constraints and ensure certainty in the planning process, the Department conducts one-stop pre-application meetings with representatives from other County Departments including Fire, Public Health, and Public Works. During consultation, County staff provides guidance on site layout and configuration given the topographic features and other site conditions, so that

applicants can weigh their options, including the option of pursuing a discretionary permit, if applicable, early in the process and design projects accordingly.

RESOURCES

Regional Housing Needs Allocation (RHNA)

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

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to each local jurisdiction within its six-county region. For the Sixth Revision of the Housing Element, the County has been allocated a RHNA of 90,052 units for unincorporated Los Angeles County, which is broken down as follows:

- Extremely Low/Very Low Income (up to 50 percent of Area Median Income [AMI]): 25,648 units (28.5 percent)
- Low Income (up to 80 percent of AMI): 13,691 units (15.2 percent)
- Moderate Income (up to 120 percent of AMI): 14,180 units (15.7 percent)
- Above Moderate Income (more than 120 percent of AMI): 36,533 units (40.6 percent)

Given its magnitude, the County must pursue multiple strategies to accommodate the RHNA (see **Table III-35**).

Table III-35: Summary of RHNA Strategies

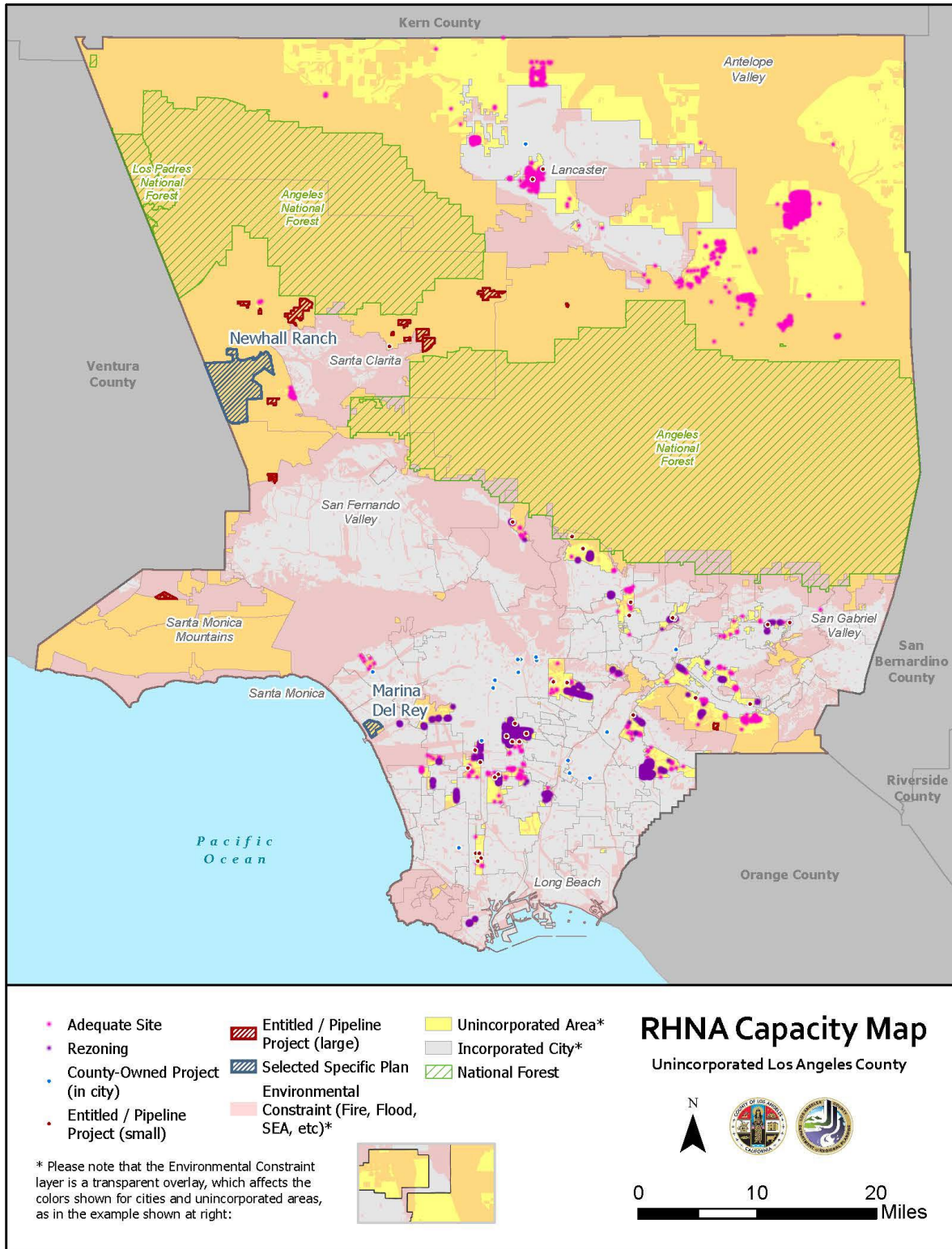
	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	25,648¹	13,691	14,180	36,533	90,052
Projected ADUs	0	0	2,527	1,073	3,600
Select Entitled Projects	111	551	26	4,010	4,698
Specific Plans	156	185	553	5,087	5,981
County-Owned Sites in Cities	3,878	3,613	642	157	8,290
Sites Inventory ²	5,110	4,985	1,413	201	11,709
Shortfall without Rezoning	-16,393	-4,357	-9,019	-26,005	-55,774
Rezoning	16,526	4,480	9,250	26,092	56,348
Surplus after Rezoning	133	123	231	87	574
Pending Projects ³	234	199	2,528	8,966	11,927

Notes:

1. The County has a RHNA of 25,648 very low-income units. Pursuant to State law (AB 2634), 50% of the very low-income units are assumed to be extremely low income. Therefore, the County's RHNA of 25,648 very low-income units may be divided into 12,824 extremely low-income units and 12,824 very low-income units. However, for the purposes of identifying adequate sites for the RHNA, the State law does not mandate the separate accounting of units for extremely low-income households.
2. For sites that are identified in the Sites Inventory to meet the low income and very low income RHNA, it is assumed that 50% of the net development potential of a site counts toward the low income RHNA, and 50% of the net development potential counts toward the very low income RHNA. In the event that the total net development potential of a site yields an odd number, it is assumed that there is one more very low income unit.
3. Pending projects are development proposals that are under review by the Department of Regional Planning for entitlements. Units proposed in these projects are included for reference purposes only and do not count toward the RHNA.

Figure III-26 is a map of the County's RHNA capacity under the strategies listed in **Table III-35** (other than projected ADUs).

Figure III-26: RHNA Capacity



Accessory Dwelling Units (ADUs)

State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the County has seen significant increases in ADUs in unincorporated Los Angeles County.

- 2019: 932 ADUs approved/592 permitted
- 2020: 1,102 ADUs approved/395 permitted
- 2021 (as of September 15): 798 ADUs approved/400 permitted

The County assumes an average of 450 ADUs permitted annually for the duration of the 2021-2029 Housing Element planning period, for a total of 3,600 ADUs. According to the SCAG Regional Accessory Dwelling Unit Affordability Analysis, 70.2 percent of all ADUs in unincorporated Los Angeles County can be considered affordable to very low, low, and moderate income households (**Table III-35**). As a strategy to accommodate the RHNA, the County applies the 70.2 percent (2,527 ADUs) toward the moderate income RHNA, with the remaining 1,073 ADUs applied to the above moderate income RHNA.

One example of how the County has promoted ADUs is as a strategy to combat homelessness. Initiated in October 2017, the County of Los Angeles ADU Pilot Program introduced the County to a new, non-traditional partner in its efforts to combat homelessness: the homeowner. The County of Los Angeles ADU Pilot Program is noteworthy as one of the first (alongside Multnomah County, OR) and few municipal programs in the country to use ADUs as a strategy to combat homelessness. In combination with other subsidy and incentive programs, such as Section 8 and the County's Homeless Incentive Program for landlords, ADUs can provide permanent affordable housing for people experiencing homelessness.

The scope of the ADU Pilot Program includes streamlining the permitting process for ADUs, providing technical assistance to homeowners, providing incentives for developing ADUs in exchange for leasing the ADU to families/individuals experiencing homelessness, and promoting the development of ADUs as an important source of rental and naturally occurring affordable housing in unincorporated Los Angeles County. It is a collaboration between the Chief Executive Office Homeless Initiative, Arts and Culture, Public Works, Regional Planning, and the Los Angeles County Development Authority, and consists of the following components:

- ADU Ordinance and coordinated implementation between County partners;
- *Part of the Solution: YES to ADU* design competition and exhibition; and
- Financial incentives and technical assistance to five homeowners to develop ADUs for tenants with homeless vouchers.

The County supported a total of five homeowners with forgivable loans and technical assistance to construct a new or convert an existing ADU. The final ADU in the pilot program is scheduled for completion in March 2022.

More recently, in February 2020, the County set aside \$1,500,000 to continue to support the development of ADUs. LACDA worked with Public Works to identify approximate ADU permitting costs, explored project scope and contracting options, and produced first drafts of Homeowner Affordability Agreements including a Deed of Trust, Loan Agreement, and Promissory Note (Homeowner Affordability Agreements) between participating homeowners and the LACDA. In addition, in May 2021, the Board of Supervisors initiated a program for standardized plans for ADUs and fee waivers for low income homeowners.

Building off of these efforts, the County will continue to explore incentives, and technical and financial assistance throughout the planning period to facilitate the production of ADUs.

Select Entitled Projects

The RHNA planning period begins on July 1, 2021 (different from the Housing Element planning period, which begins on October 15, 2021). All housing units permitted on or after July 1, 2021 can be credited toward the sixth cycle RHNA. These are entitled, but not permitted projects (i.e., no building permits have been issued). **Table III-36** lists residential developments that have been entitled for eight or more units, including both subdivision and non-subdivision projects, as of July 1, 2021. Units that are listed as affordable to extremely low/very low, low, and moderate income households are income-restricted, subject to affordability covenants. LACDA is responsible for the monitoring of long-term rental affordability covenants and equity sharing for for-sale affordable units.

All subdivision projects listed in **Table III-36** have received the approval of a vesting tentative map, as defined in Section 66424.5 of the Subdivision Map Act. A vesting tentative map is a significant milestone, with much of the uncertainty regarding the project removed, as the vesting tentative map is the last discretionary approval required, and the number of units, lot sizes and lot dimensions, and other required improvements have been determined.

Submitting a tentative map is costly. The applicant must hire consultants, such as a licensed land surveyor or registered civil engineer, to prepare a tentative map and to create a salable project. It is typical for a subdivision project to take at least 1.5 years from application submittal to receive a tentative map approval. Some larger subdivision projects could take over 10 years to get to this milestone. Once the tentative map is approved, the applicant is required to record a final map within two years, unless a time extension is approved. Given the resources invested to get to this significant milestone in the development process, applicants are committed to working toward the recordation of the final map or actively requesting a time extension before the tentative map expires. A tentative map approval is therefore a legitimate indicator of the likelihood of the units being built in the RHNA planning period.

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
TR80294 (South Monrovia Islands)	0	0	8	78	86	1/26/2021

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2020000372
TR74488 (Hacienda Heights)	0	0	0	12	12	2/24/2021 Regional Planning entitlements completed. Final Map in review with Public Works: ENFL 2019000557
TR52796 (Santa Clarita Valley)	0	0	0	102	102	Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2018000506
Tesoro TR51644 (Santa Clarita Valley)	0	0	0	820	820	6/15/2021 Regional Planning entitlements completed. Final Map in review with Public Works: EFNL2021000041 & EFNL2018000680
Valley Sage TR50385 (Santa Clarita Valley)	0	0	0	251	251	7/9/2020 Regional Planning entitlements completed.
Deerlake TR53138 (Santa Clarita Valley)	0	0	0	235	235	6/22/2021 Regional Planning entitlements completed. Final Map in review at Public Works: EFNL2018000196 (phase -06); EFNL2018000195 (phase -05), and recorded: EFNL2017000164; ENFL 201700163; EFNL2017000162; ENFL 2017000161
Spring Canyon TR48086 (Santa Clarita Valley)	0	0	0	492	492	Regional Planning entitlements completed.
Sloan Canyon TR072680 (Santa Clarita Valley)	0	0	0	137	137	6/8/2021 Regional Planning entitlements completed.
TR063296 (West Carson)	0	0	5	53	58	10/10/2020 Regional Planning entitlements completed. . Final Map in review at Public Works EFNL2020000306.
TR073156 (West Rancho Dominguez-Victoria)	0	0	8	0	8	9/16/2020 Regional Planning entitlements completed. Habitat for Humanity Project for moderate income households (120% AMI) on

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						County donated land. Estimated sales price is \$380k-\$420k. Final Map in review at Public Works EFNL2020000371
TR77106 (Florence Firestone)	0	8	0	0	8	9/16/2020 Regional Planning entitlements completed. Habitat for Humanity Project for lower income households (80% AMI) on County donated land. Final Map in review at Public Works EFNL2020000379. Estimated sales price is \$121K-\$156K
TR068400 (South Monrovia Islands)	14	0	0	289	303	12/15/2020 Regional Planning entitlements completed. Approved Time Extension.
TR53933 (Santa Clarita Valley)	0	0	0	70	70	2/12/2019 Approved Time Extension. Regional Planning entitlements completed. Final Map in review at Public Works: EFNL2018000437)
TR060259 (Santa Clarita Valley)	0	0	0	492	492	4/21/2020 Approved Time Extension. Regional Planning entitlements completed
TR066202 (Santa Clarita Valley)	0	0	0	31	31	4/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR073310 (La Crescenta-Montrose)	0	0	2	44	46	2/23/2021 Approved CUP Modification. Regional Planning entitlements completed. Estimated sales price for moderate income units \$271K-\$392K
TR47573 (Santa Clarita Valley)	0	0	0	75	75	11/20/2018 Approved Time Extension. Regional Planning entitlements completed
TR52419 (Santa Monica Mountains)	0	0	0	61	61	2/18/2020 Approved Time Extension. Regional Planning entitlements completed.
TR51153 (Hacienda Heights)	0	0	0	47	47	4/20/2021 Regional

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Planning entitlements completed.
TR060359 (Santa Clarita Valley)	0	0	0	50	50	8/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR064989 (Santa Clarita Valley)	0	0	0	24	24	8/18/2020 Approved Time Extension. Regional Planning entitlements completed
TR43196-02 (Antelope Valley)	0	0	0	22	22	11/6/2018 Approved Time Extension. Regional Planning entitlements completed
TR060027 (West Carson)	0	0	0	21	21	9/22/2020 Approved Time Extension. Regional Planning entitlements completed
TR82256 (West Carson)	0	0	0	10	10	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000206
TR69504 (Altadena)	0	0	0	18	18	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2019000358
TR72939 (Altadena)	0	0	0	16	16	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000478
TR73683 (East Pasadena-East San Gabriel)	0	0	0	11	11	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2020000479
TR82836 (La Puente)	0	0	3	53	56	Regional Planning entitlements completed. Final Map in review at Public Works EFNL2021000104. Expected construction date 2022. Estimated sales prices for the moderate income units \$271K-\$392K
Project 2018-003111 (West Carson)	0	9	0	90	99	12/31/2019 Regional Planning entitlements

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						completed. 6/15/2021 Building & Safety Plan Check Pending. Expected construction in 2022. Applicant requested a 35% density bonus in exchange for providing 9 affordable units. Estimated monthly rents will be \$800 (1-bedroom) and \$900 (2-bedroom)
Project 2019-000236 (West Athens-Westmont)	0	56	0	1	57	8/14/2021 Regional Planning entitlements completed. 3/17/2021 Building & Safety Plan Check Pending Expected construction date 2021. Applicant submitted under AB 2162 Supportive Housing streamlining Publicly funded by LIHTC, LACDA vouchers and the Dept. of Healthcare Services
Project PRJ2020-000615 (West Athens-Westmont)	0	2	0	8	10	8/14/2020 Regional Planning entitlements completed. 4/19/2021 Building & Safety Plan Check Pending. Expected construction date 2022. Project will be funded by vouchers
Project 2019-003083 (East Los Angeles)	0	77	0	1	78	1/23/2020 Regional Planning entitlements completed. 3/8/2021 Building & Safety Plan Check Pending. Expected construction date 2021. Funding sources include: LACDA NOFA (Notice of Funding Availability) 39 project based vouchers. AHSC recipient, Affordable Housing Trust Fund and LIHTC. County owned.
Project PRJ2020-002381 (Walnut Park)	0	62	0	2	64	12/31/2020 Regional Planning entitlements completed. 7/20/21 Affordable Housing

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Covenant Recorded with LACDA. LIHTC funded and Affordable Housing Sustainable Communities (AHSC) candidate. Expected construction start 2022
Project 2020-000134 (Charter Oak)	2	0	0	24	26	7/2/2020 Regional Planning entitlements completed. 4/30/2021 Building & Safety Plan Check Pending. Applicant requested modified parking incentive in exchange for providing 2 affordable units. Expected construction date 2022. Estimated rent \$800 (1-bedroom) Privately funded.
Project 2019-002011 (West Athens-Westmont)	0	56	0	1	57	1/2/2020 Regional Planning entitlements completed. AB 2162 Supportive Housing Streamlining, 128% density bonus in exchange for 100% affordable units. Estimated rents \$960 (1-bedroom)
Project PRJ2020-000376(West Carson)	0	110	0	1	111	6/30/2020 Regional Planning entitlements completed. Building permit was filed on 3/14/2020, status is "approved pending clearances." On 9/15/2021, the Board approved a resolution permitting the release of more than \$46 million in bond financing for the construction of the project. For more information: http://file.lacounty.gov/SDSInter/bos/supdocs/161451.pdf .
Project 2018-003656 (East Los Angeles)	5	0	0	40	45	11/30/2020 Regional Planning entitlements completed. Applicant requested modified parking incentive in exchange for providing 5 affordable units. Expected construction date

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						2022. Estimated rents \$800 (1-bedroom), \$900 (2-bedroom) Privately funded.
Project 2019-003774 (Florence Firestone)	0	90	0	2	92	3/12/2020 Regional Planning entitlements completed. 3/22/2021 Building & Safety Plan Check Pending. Funding secured from LIHTC, Project Based Vouchers from LACDA and Dept. Healthcare Services. Expected construction date 2022
Project 2019-003780 (Florence Firestone)	0	2	0	18	20	2/26/2020 Regional Planning entitlements completed. 3/23/2021 Fire Dept. Plan Check Approved. Expected Construction date 2021. Estimated rents \$840 (studio). Privately funded
Project 2019-003784 (East Los Angeles)	0	2	0	8	10	4/14/2021 Regional Planning entitlements completed. Applicant requested 35% density bonus in exchange for 2 affordable units. Building & Safety Plan Check Pending. Expected Construction date 2022. Estimated rents \$960 (1bed room). Privately funded.
Project 2020-000362 @ Cienega Ave (Charter Oak)	3	0	0	18	21	Regional Planning entitlements completed.7/2/2021 Building & Safety Plan Check Pending. Expected Construction date 2022. 35% Density Bonus requested. Estimated rents \$800-1000 (1,2 and 3-bedrooms). Privately funded.
Project 2020- 000893 @ Vermont Ave (West Athens-Westmont)	0	21	0	63	84	Regional Planning entitlements completed.6/25/2021 Building & Safety Plan

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Check Pending. 235% Density Bonus, height and parking incentives requested. Expected Construction date 2022. Estimated rents \$960 (1-bedroom) Funding: Brilliant Corners and LA County Dept. Healthcare Services
Project 2020-001385 @ 4018 Ave L 14 (Antelope Valley)	0	2	0	10	12	3/18/2021 Regional Planning entitlements completed. Expected Construction date 2022. Estimated rents \$960-\$1080 (1-2 bedrooms). Privately funded.
Project 2020-001830 @ Rosemead Blvd (East Pasadena-East San Gabriel)	11	0	0	117	128	Regional Planning entitlements completed. 9/9/2020 Building & Safety Plan Check Pending. Estimated rents for affordable units \$700 (studio) Motel conversion to apartments. Privately funded.
Project 2020-000784 @ Firestone Blvd (Florence-Firestone)	41	42	0	2	85	Regional Planning entitlements completed. 12/31/2020. Affordable Housing Sustainable Communities (AHSC) Award, LACDA project based vouchers. NOFA-25 recipient. Estimated rents \$700-\$840 Expected construction 2022.
Project 2020-002821 @ W. Ave L-14 (Antelope Valley)	35	0	0	1	36	4/30/2021 Regional Planning entitlements completed. LIHTC and Project based vouchers Estimated rents \$480 (1-bedroom) Expected construction 2022. Affordable Covenant currently being drafted by LACDA.
Project 2019-001400 (West Whittier-Los Nietos)	0	12	0	89	101	Regional Planning entitlements completed. 2/17/2021

Table III-36: Select Entitled Projects

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Notes
						Building & Safety Plan Check Pending. Estimated rents for affordable units \$840 (studio) Motel conversion to apartments. Privately funded.
Total	111	551	26	4,010	4,698	

Specific Plans

A specific plan is a tool to systematically implement the General Plan within an identified project area. Specific plans are used to ensure that multiple property owners and developers adhere to a common plan or coordinate multiple phases of a long-term development. The RHNA planning period begins on July 1, 2021 (slightly different from the Housing Element planning period, which begins on October 15, 2021). All housing units permitted on or after July 1, 2021 can be credited toward the sixth cycle RHNA. The affordability of these units is based on Development Agreements, affordability covenants, product types, and market prices. The following describes the capacity for specific plan areas, which are part of the Sites Inventory. **Table III-37** lists the anticipated number of units to be built within the 2021-2029 planning period.

Newhall Ranch Specific Plan

The Newhall Ranch Specific Plan was adopted in 2003 and encompasses 11,963 acres in the unincorporated Santa Clarita Valley. The Specific Plan provides for numerous integrated mixed-use villages that will provide 21,308 residential units, mixed-use development including residential units, commercial and industrial uses, numerous parks, trails and open space including over 5,000 acres of permanent open space, a new library, sites set aside for schools and several fire stations. Build out is expected to occur over 25 years, and began in earnest in 2017. The total value of the public improvements, as estimated in 2019, was \$1.2 billion.

The Newhall Ranch Specific Plan includes numerous policy goals and objectives that align with, and are consistent with, the General Plan. These goals and objectives include: 1) establish land uses and development regulations that permit a wide range of housing densities, types, styles, selling prices, and tenancy (for sale and rental); 2) arrange land uses to reduce vehicle miles traveled and energy consumption; 3) design villages in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops; 4) design a mobility system that includes alternatives to automobile use.

A variety of housing types is planned, including Estate Residential, Low Density, Medium Density, Low-Medium Density, High Density, and Mixed Use. Lot sizes will vary depending on the housing type. As an example, within the low-medium density housing type, typical lot sizes will range from

4,500 sq. ft. to 5,500 sq. ft. The Newhall Ranch Specific Plan includes an Affordable Housing Program, which required approximately 10% of all units to be set aside for affordable housing units. In 2010, the Newhall Ranch Affordable Housing Implementation Plan was developed, consistent with the Specific Plan. The current estimated affordable housing mix includes a total of 2,200 affordable units, broken out into the following income categories:

- 1,210 units for households with incomes at or below 120% AMI
- 220 units for households with incomes at or below 80% AMI
- 330 units for households with incomes at or below 65% AMI
- 440 units for households with incomes at or below 50% AMI. A minimum of 44 of these units will be reserved for seniors 55 years of age or older.

The Affordable Housing Implementation Plan also requires the delivery of affordable units concurrent with the delivery of market rate residential units. These units will be provided in a variety of residential units (for-sale and rental) and will be disbursed throughout the Specific Plan area. The affordable units will be similar in size, have the same number of bedrooms as the market-rate units, and will be constructed at a rate that is consistent with the overall development of the Specific Plan.

Within the Newhall Ranch Specific Plan area, two neighborhoods have been approved or are under construction:

Landmark Village (TR53108) is an approved 291-acre project within the “Riverwood” village of the Specific Plan. It is planned for 1,444 residential units, of which approximately 301 will be affordable. This project also comprised of 1,033,000 square feet of mixed-use – commercial/retail/residential uses, 45 acres of open space, including a 16-acre community park, trail system, and an elementary school. This development is satisfying its Quimby obligation by providing a 9.87-acre public community park and 9.06 acres of private parks.

Mission Village (TR061105) is another approved 1,252-acre project within “The Mesas” village of the Specific Plan. It is comprised of 4,055 residential units, of which approximately 373 units (including 73 ADUs) will be affordable. This project is also comprised of 224,100 square feet of commercial/mixed-uses, 1,331,000 square feet of office uses, a school, fire station, public library, open space, public and private recreational facilities, trails and road improvements. Off-site improvements include the Commerce Drive Bridge, Magic Mountain Parkway, and Westridge Parkway extensions. This development is satisfying its Quimby obligation by providing 25 acres of public parkland (a 20 acre community park and a 5 acre neighborhood park), 14.4 acres of private parkland, trails, and a 21.3 acre river corridor.

Within Mission Village, there are eight separate phases. Final Tract Maps have been recorded for three phases (phase 1A, 1B and 2A); a fourth Tract Map (phase 3B) is expected to record by the end of 2021. The remaining four Final Tract Maps are expected to record in six month increments through July 2024. With the recordation of the Final Tract Maps, Mission Village is fully under construction, and absent the issuance of future building permits, no further action or approvals by the County are required.

In 2021, the County issued building permits for 338 units, which are applied toward the RHNA for the 2014-2021 planning period. The County expects to issue the following permits over the next five years:

Milestone	Permits (Projected)
By July 2022	1,000
By July 2023	1,000
By July 2024	1,000
By July 2025	500
By July 2026	217

Marina del Rey Specific Plan

Marina del Rey is located in the Coastal Zone and is required to incorporate affordable housing, where feasible, per the State Mello Act and the County Marina del Rey Affordable Housing Policy. Unincorporated Marina del Rey is County-owned and operated by the Department of Beaches and Harbors, and property is offered through long-term leases. The Marina del Rey Specific Plan was recertified as part of the County Local Coastal Program (LCP) by the California Coastal Commission on February 8, 2012.

There are a total of 6,769 rental units in Marina del Rey, of which 456 units are affordable (196 are in the pipeline and 260 are existing):

- Admiralty Apartments: 204 units/15 VLI units
- AMLI Residential: 585 units/47 VLI units
- Avalon Marina Bay Apartments: 205 units
- Breakwater Apartments: 224 units
- Capri Apartments: 99 units/10 LI units
- Dolphin Apartments: 332 units
- Espirit Marina del Rey Apartments: 437 units/35 VLI units
- Marina 41 Apartments: 623 units
- Marina City Club Apartments: 101 units
- Marina Harbor Apartment Homes: 966 units/18 LI units
- Mariner’s Village: 981 units/196 ELI units (added with renovation/lease extension)
- Neptune Marina Apartments: 526 units/19 VLI units, 32, LI units, 30 MI units
- Oakwood Garden Apartments: 597 units
- The Shores Marina del Rey: 544 units/17 VLI units, 37 MI units
- Villa del Mar: 196 units
- Waves Marina del Rey Apartments: 149 units

For the 2021-2029 Housing Element planning period, the remaining capacity of the Specific Plan is 706 units (of which 106 units are affordable), 114 senior accommodation units, and 15 congregate care units. Per the Marina del Rey Affordable Housing Policy, 5 percent of the units are set aside for very low income households, 5 percent for low income households, and 5 percent for moderate income households. As a strategy to accommodate the RHNA, the 114 senior accommodation units are identified as moderate income. Due to housing type, the 15 congregate care units are not counted toward the RHNA.

The 706 unit potential is located in Development Zones (I, II, III) in the Land Use Plan, which is a component of the LCP, as follows: 355 units remaining in DZ # I, 96 units remaining in DZ #2, and 255 units in DZ #3. The 114 senior accommodation units are located on Lot 147.

The most recent project, Neptune Marina, was completed in 2020. While there are currently no open applications for residential development projections in Marina del Rey, there are projects in the pre-planning stages for several locations throughout the Specific Plan area.

For more information on Marina del Rey, please refer to Program 1: Marina del Rey Affordable Housing Policy and the Constraints to Housing in the Coastal Zones section.

Table III-37: Specific Plan Capacity for 2021-2029 Housing Element Planning Period

	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Newhall Ranch Specific Plan	120	150	404	4,487	5,161
Marina del Rey Specific Plan	36	35	149	600	820
Total	156	185	553	5,087	5,981

County-Owned Sites in Cities

While the County has land use jurisdiction in unincorporated Los Angeles County, it also owns land in cities within Los Angeles County (see **Table III-38**). Through interjurisdictional partnerships, the County has used these sites to increase opportunities for interim and permanent housing. As a strategy to accommodate the RHNA, the County includes the capacity or planned development on County-owned sites in cities, where the County is the authority to approve planning entitlements and issue building permits pursuant to the County’s sovereign immunity, as established by California Government Code §53090 and 53091. Zoning and land use regulations for cities do not apply to these sites.

Capacity and Planned Development

Sites listed in **Table III-38** are at various stages of the development planning process. On some of the sites, the County is conducting feasibility studies and other analyses to evaluate development options. On others, projects are further along in the planning process, with an Exclusive Negotiating Agreement executed between the County and the developer or with a planning entitlement approved. For sites that are at the earliest stage of the planning process undergoing preliminary studies and other evaluations, the capacity is estimated based on various factors, such as:

- The maximum allowable density (150 du/ac) pursuant to the County's MU land use designation where highest density multifamily residences are allowed (for reference only);
- Topographic features, lot dimensions, and other site conditions;
- Any existing or future easements, such as fire lane and turn-around radius that may limit the buildable area; and
- Existing residential developments on other County-owned sites of similar size and dimensions.

On these sites, it is assumed that 50 percent of the net development potential of a site counts toward the low income RHNA, and 50 percent of the net development potential counts toward the extremely low/very low income RHNA.

Units that are listed as affordable to extremely low/very low, low, and moderate income households are income-restricted, subject to affordability covenants. LACDA is responsible for the monitoring of long-term rental affordability covenants and equity sharing for for-sale affordable units.

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
McLaren Children Center	8549004900	El Monte	200	200	0	0	400	Planning concepts completed identifying potential for housing, open space/recreation, and County offices.
Agricultural Comm - Former Warehouse	6369023900	Pico Rivera	50	50	0	0	100	Currently planned for affordable housing. Site requires environmental remediation.
Vignes Parking Lot (Hilda L. Solis Care First Village)	5409014001	Los Angeles	316	316	0	0	632	The existing 232 interim units, which are temporarily occupied by people experiencing homelessness during the COVID-19 Public Health Emergency, will be converted to permanent affordable units in the next five years. An additional 400 affordable units are also contemplated.
Lot 45, Chinatown/Spring St. parking lot	5408025900, 5408026903, 5408027902	Los Angeles	100	100	0	0	200	A kick-off meeting was held on 4/12/2021 to discuss the proposed project scope and steps necessary to begin planning and pre-

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
								development efforts. LACDA will be leading the development of a Request for Proposals and community engagement plan. Future meetings will be scheduled with key stakeholders, including the City of Los Angeles and the Internal Services Department.
Military and Veterans Affairs – Bob Hope Patriotic Hall	5126009900	Los Angeles	40	40	0	0	80	On April 8, 2020, the CEO provided to the Board a feasibility study for building a parking structure to accommodate nearly 200 parking spaces and as many as 80 affordable housing units for veterans: http://file.lacounty.gov/SDSinter/bos/bc/1071100_Bo bHopePatrioticHallParkingStructureandAffordableHousingforVeterans.pdf#search=%22Patriotic%20Hall%22
Adams & Grand Campus Auto Park 46 Parking Structure	5122014907	Los Angeles	64	219	627	0	910	Draft analysis prepared by a consultant with options for various housing types, office space, and a replacement parking structure.
LAC+USC Medical Center - West Campus	5201001901	Los Angeles	750	750	0	0	1,500	Three development options are currently being considered.
321 S. Hewitt Street & 813 E. 4th Place	5163012900, 5163013900	Los Angeles	15	15	0	0	30	The Board awarded the Exclusive Negotiation Agreement to a developer on 7/27/2021: http://file.lacounty.gov/SDSinter/bos/supdocs/160370.pdf
LAC-USC Restorative Care Village Permanent	5210015902, 5210015904, 5210015905, 5210015906	Los Angeles	100	100	0	0	200	RFP under development. According to the concept paper, 200 permanent supportive housing units

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
Supportive Housing								are planned to be built in the Well Being Hub during Phase 2. The concept paper can be viewed at: http://file.lacounty.gov/SDSinter/dmh/1031765_LAC_USCRestorativeVillageConceptPaper-DRAFT.pdf
Vermont-Manchester	6032012916	Los Angeles	94	22	0	2	118	Entitled on 6/30/2020
West LA Commons	4261011915, 4261011910, 4261011909, 4261011908, 4261011913, 4261011914	Los Angeles	176	79	15	155	425	425 units on County-owned site (project total: 926 units) based on the developer's RFP submittal. On 3/9/2021, the Board approved the negotiation and execution of an Exclusive Negotiating Agreement to negotiate the terms to develop the site: http://file.lacounty.gov/SDSinter/bos/supdocs/154204.pdf#search=%22west%20los%20angeles%20civic%20center%22
Torrance Health Center	7359004903	Torrance	113	112	0	0	225	Capacity estimated based on factors mentioned in "Capacity and Planned Development."
Rancho Los Amigos, South Campus	6245016934	Downey	1,000	1,000	0	0	2,000	Capacity estimated based on factors mentioned in "Capacity and Planned Development."
Probation Los Padrinos Juvenile Hall	6233033906	Downey	200	200	0	0	400	Capacity estimated based on factors mentioned in "Capacity and Planned Development."
Probation and Internal Services Departments on East Imperial Hwy	6256014904	Downey	200	200	0	0	400	Capacity estimated based on factors mentioned in "Capacity and Planned Development."
Mira Loma	3203014901	Lancaster	460	210	0	0	670	Analysis prepared by a consultant. The capacity and level of affordability is estimated contingent upon a developer being

Table III-38: County-Owned Sites in Cities

Project	APN(s)	City	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	Note
								contracted and implementing the consultant's recommendations, as well as identifying funding.
Total			3,878	3,613	642	157	8,290	

Assumptions in Sites Inventory and Rezoning Program

In the Sites Inventory and the Rezoning Program, certain assumptions were used to determine the development potential on a site. For a more detailed description of the County's methodology and assumptions, refer to Appendix G.

Density Bonus in Inclusionary Housing Ordinance Rental Submarket Areas

In the Sites Inventory and the Rezoning Program, a 27.5 percent density bonus was applied on 85 percent of the sites that are within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).

Pursuant to the Density Bonus Ordinance, a project must have a minimum of five baseline (pre-bonus) units in order to be eligible for a density bonus. In the Sites Inventory, sites selected for the lower income RHNA are at least 0.5 acres in size with a default density of 30 du/ac or more. These sites yield at least 15 units per site. In the Rezoning Program, sites selected for the lower income RHNA must yield at least 16 additional units per site. Therefore, sites selected to accommodate the lower income RHNA in the Sites Inventory and the Rezoning Program would meet the minimum baseline (pre-bonus) unit threshold and be eligible for a density bonus if an affordable housing set-aside is provided pursuant to the Density Bonus Ordinance. A density bonus was only applied on sites in the three submarket areas where inclusionary housing is mandatory in rental developments, since the likelihood of developers taking advantage of the density bonus is much higher in those submarket areas.

As shown in **Table III-31**, there are three inclusionary housing set-aside options for rental developments in the three submarket areas. Applicants may request the following density bonus under each inclusionary housing set-aside option pursuant to the Density Bonus Ordinance:

- Under Option 1, a five percent set-aside at 30% AMI and a five percent set-aside at 50% AMI yield a 32.5 percent density bonus.
- Under Option 2, a 7.5 percent set-aside at 50% AMI and a 7.5 percent set-aside at 80% AMI yield a 27.5 percent density bonus.

- Under Option 3, a 20 percent set-aside at 80% AMI yields a 35 percent density bonus.

A density bonus of 27.5 percent is the minimum that a rental development that is subject to the Inclusionary Housing Ordinance could request out of the three options. Moreover, as of December 10, 2020, when the County's Inclusionary Housing Ordinance became effective, 85 percent of the rental housing projects that are subject to the Inclusionary Housing Ordinance and eligible for a density bonus requested to be reviewed under the Density Bonus Ordinance. Therefore, a 27.5 percent density bonus was applied on 85 percent of the sites that are in the three rental submarket areas when determining development potential.

Because the Inclusionary Housing Ordinance aligns with and facilitates the use of the Density Bonus Ordinance, which offers bonuses and other benefits that are above and beyond the requirements of the State Density Bonus Law, the Density Bonus Ordinance will continue to be an effective tool to help offset the cost of development for affordable housing, especially for for-profit private developers who are required to provide affordable units without any public funding. The number of eligible projects requesting a density bonus is expected to increase as the County continues to implement the Inclusionary Housing Ordinance.

Realistic Capacity in Sites Inventory and Rezoning Program

Unless otherwise specified, an 80 percent factor was applied to account for realistic capacity on each site in the Sites Inventory and the Rezoning Program. A review of projects built in the past three years indicates that on average, multifamily residential developments in unincorporated Los Angeles County achieve approximately 80 percent of the maximum allowable density. **Table III-39** is a comparison between the number of units in selected multifamily developments built in the past three years and the maximum number of units allowed pursuant to the applicable land use and zoning regulations at the time of entitlement approval.

Table III-39: Selected Built Multifamily Residential Developments and Maximum Allowable Units

APN	Community	Project Description	Number of Units Built	Maximum Allowable Units	Development Capacity
5807019033	La Crescenta-Montrose	Triplex	3	5	60.00%
7344007042-7344007081	West Carson	Mixed income condos with 1 unit at 120% AMI and 3 units at 160% AMI	40	77	51.95%
5804003015	La Crescenta-Montrose	Apartment	6	6	100.00%
5807006058	La Crescenta-Montrose	Apartment	5	6	83.33%
5379035009	East Pasadena-East San Gabriel	Apartment	8	8	100.00%
5807004016	La Crescenta-Montrose	Apartment	9	9	100.00%
5807016082-	La Crescenta-	Condos	16	17	94.12%

Table III-39: Selected Built Multifamily Residential Developments and Maximum Allowable Units

APN	Community	Project Description	Number of Units Built	Maximum Allowable Units	Development Capacity
5807016097	Montrose				
5807004014	La Crescenta-Montrose	Apartment	8	9	88.89%
8215022057-8215022071, 8215022073-8215022078	Hacienda Heights	Condos	21	31 ¹	67.74% ¹
8465002029	La Puente	HOME-funded mixed income senior affordable apartment	54	107	50.47%
6021016046-6021016047	Florence-Firestone	Apartment	9	9	100%
8571001015-8571001029	South Monrovia Island	Condos	15	24	62.50%
6060011034	West Athens-Westmont	100% low-income senior affordable apartment	74	21 ²	352.38% ²
6021015018	Florence-Firestone	100% mixed income (very low and low income) affordable apartment with 22 units for special needs	44	33 ³	133.33% ³
6149014048	Willowbrook	100% very-low income apartment	61	87	70.11%
6342023017	East Los Angeles	Apartment	4	4	100%

Note:

1. Project included a Plan Amendment request to change the allowable density from 9 du/ac (H9) to 18 du/ac (H18). Only 12 units were allowed under the old H9 land use designation.
2. Project requested a density bonus to increase the maximum allowable density from 17 du/ac to 58 du/ac.
3. Project requested a 35% density bonus.

Likelihood of Residential Development on Sites Designated Commercial or Mixed Use

The Sites Inventory and the Rezoning Program include sites that are designated or proposed to be designated commercial or mixed use. Per zoning and per the By-Right Housing Ordinance, multifamily housing is allowed through a ministerial review process on these non-residentially designated sites. Residential development standards for these sites are also comparable to standards in the residential zones. Moreover, the commercial real estate market is in the midst of a steep downturn, and this nationwide trend has been intensified by the COVID-19 crisis, as many workers are working remotely and not going to their offices, consumers are making purchases online and not in stores, not eating at restaurants, and not staying in hotels because they are not traveling. As the pandemic has led to high vacancy rates in many commercial buildings, these underutilized sites and buildings are likely to be redeveloped and repurposed into housing. If there are mixed use projects, per zoning, at least two-thirds of the square footage of a mixed use project must be designated for residential use. As the County continues to work on programs such as the Adaptive Reuse Ordinance (Program 25) to facilitate the conversion of underutilized commercial spaces and buildings into housing, the likelihood of residential development on these sites will become even higher in the near future.

Reliance on Nonvacant Sites to Accommodate the Lower Income RHNA

Pursuant to Government Code section 65583.2(g)(2), if a jurisdiction relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the existing uses on the nonvacant sites are presumed to impede additional residential development, unless findings based on substantial evidence indicate that the the existing uses will likely be discontinued during the planning period, and the nonvacant sites are suitable for lower-income housing developments. **Table III-40** shows the percentage of the County's lower income RHNA that is on nonvacant sites.

Table III-40: Percentage of Lower Income RHNA Accommodated on Nonvacant Sites

Lower Income RHNA Strategies	Number of Units
Selected Entitled Projects	662
Specific Plans	341
County-Owned Sites in Cities	7,491
Sites Inventory (Vacant Sites)	648
Rezoning (Vacant Sites)	574
Total Capacity (Not Related to Nonvacant Sites)	9,716
Lower Income RHNA	39,339
Lower Income RHNA on Nonvacant Sites ¹	39,339 - 9,716 = 29,623
Percentage of Lower Income RHNA on Nonvacant sites	29,623/39,339 = 75.30%

Note:

1. This does not include the surplus units for very low/low income housing created by additional rezoning.

Since over 50 percent of the Lower Income RHNA is accommodated on nonvacant sites, additional analyses, as further described below and in Appendix G, were conducted to assess the suitability of the nonvacant sites in the Sites Inventory and the Rezoning Program.

Suitability of Nonvacant Sites for Lower-Income Housing Developments

In general, the nonvacant sites identified in the Sites Inventory and the Rezoning Program are currently occupied by the following uses:

- Churches;
- Commercial retail and neighborhood services;
- Offices;
- Restaurants;
- Auto-related uses, such as auto repair, car rental and dealership;
- Residential uses, such as single-family residences or other multi-family residences;
- Surface parking lots; and
- Motels and hotels.

These nonvacant sites are considered underutilized and likely to be redeveloped into multifamily housing due to one or more of the following reasons:

- Existing buildings are aging and/or not in good condition;
- The lot coverage of existing buildings is low (i.e., a large portion of a site is not covered by buildings);
- Sites with existing residential uses are not built at the maximum allowable density;
- Land value is higher than improvement value;
- Site is in proximity to existing multifamily, commercial, and mixed use developments;
- Site is in proximity to transit corridors, services, and amenities;
- Site is in proximity to other recently entitled or built multifamily residential developments; and
- Site has access to existing public water and sewer systems, and dry utilities.

Furthermore, the likelihood of multifamily development on these nonvacant sites will become higher in the near future as the County continues to work on various programs to incentivize infill housing development on underutilized sites. For instance, parking reduction strategies and alternative parking regulations under Program 11: Residential Parking Program Analysis and Code Update could incentivize the conversion of underutilized commercial sites with excessive surface parking into high-density mixed use development as less on-site parking will be required. Program 21: Incentives for Lot Consolidation will also encourage the assemblage of smaller lots, including those that are along

major commercial corridors in older, urbanized areas into larger lots that can be developed more efficiently into high density multifamily residential or mixed-use projects.

The following case studies illustrate the suitability of nonvacant sites for lower-income housing developments.

Nonvacant Sites for Lower-Income Housing Development – Case Studies

Case studies #1-6 feature nonvacant sites from the Sites Inventory, and case studies #7-9 feature nonvacant sites from the Rezoning Program. They meet all of the locational criteria identified in their respective site selection methodology. They are located in urban areas and are geographically representative of unincorporated Los Angeles County's diverse communities. Income restricted projects are generally organized into three size categories – Small (20 units and fewer), Medium (50 units and fewer), and Large (60 units and greater). A review of previously entitled income restricted projects from the last three years indicates that the majority of projects are 60 units or greater, located near major transit stops, with land to improvement values of 2.00 or greater.

Case Study #1 – Church in West Covina, APN: 8743001013

The subject property is a 1,500 sq. ft. church built in the 1980s on a 0.53 acre site, with storage containers and mostly unimproved surface parking lot. The site is zoned commercial, which allows for multifamily uses with a ministerial review and is surrounded by single-family and lower density multifamily uses. The site is an ideal candidate for a "small" income restricted project because it would yield 15 residential units. The site is underutilized, located on a corner lot with adequate connections to sewer, water, and improved public roads. The land value to improvement value ratio is 2.28; therefore, an applicant may be motivated to redevelop the site.

Case Study #2 – Low-Rise Motel in Del Aire, APN: 4140005037

The subject property is a 24 bedroom low-rise motel built in 1964 on a 0.74 acre site with a surface parking lot. The site is zoned Mixed Use, which would yield 74 units and be considered a "large" size income restricted project. The site could potentially qualify for a density bonus depending on the number of affordable units provided onsite. The site is underutilized as the current layout of the motel does not maximize the allowed height, reduced setbacks, or parking reductions granted by the Mixed Use Zone. The site is a corner lot accessible via three frontages ideal for fire truck and emergency personnel access. The site is within 0.5 mile of the Aviation Station Metro C Line (Green) and would qualify for additional parking reductions. Lastly, the land value to improvement value ratio is 2.28; therefore, an applicant may be motivated to redevelop the site.

Case Study #3 – Restaurant in Florence-Firestone, APN: 6009029060

The subject property is a vacant 5,000 sq. ft. restaurant built in 1923 on a 0.58 acre site with a 60-car surface parking lot abutting a Metro Line A (Blue) Station. The site is zoned Mixed Use and would yield 46 units with potential for a large density bonus and reduced parking. The only building is located in the middle of the lot, perpendicular to the main public road without direct connection to pedestrians. Instead, there are two curb cuts for vehicle access, splitting the lot into two underutilized sections. However, the site is ideal for residential development because there are existing sewer and

water services, including a fire hydrant immediately in front of the property. Additionally, the property has 262 linear feet of street frontage, which can accommodate separate access for residential and commercial uses. Lastly, the land value to improvement value ratio is 4.25; therefore, an applicant may be motivated to redevelop the site.

Case Study #4 – Office Building in East Pasadena-East San Gabriel, APN: 5379030049

The subject property consists of a 12,726 sq. ft. multi-tenant office building constructed in 1980 on a 0.61 acre site. The existing use includes a large surface parking lot in the rear covering about half of the parcel. The site is zoned for Commercial, which would yield 21 dwelling units. The existing building is oriented to the main public road (Rosemead Blvd), abutting a mix of commercial and residential uses, including a medical office building, a restaurant, and multifamily and single family residences. South of the site about 250 feet (south of the intersection of Rosemead Blvd and Fairview Ave), there are clusters of existing apartment complexes and condo developments on both sides of Rosemead Blvd. While the site is about 265 feet deep and a fire lane would likely be required, the site has 100 linear feet of street frontage, which is sufficient to accommodate the fire lane without taking up too much of the buildable area for the residential units.

Case Study #5 – Auto Repair in East Los Angeles, APN: 5236006026

The subject property consists of an auto repair shop with a 1,540 sq. ft. building constructed in 1963 on 0.52 acres and surface parking. The current Commercial zone would yield 14 dwelling units. It is adjacent to and surrounded by mostly residential uses, sitting directly across from a new 71-unit supportive housing development and a 42-unit affordable housing mixed-use development that is under construction. The site is less than 200 feet from a major bus route along Whittier Blvd., also making it eligible for parking reductions.

Case Study #6 – Residential Use in East Pasadena-East San Gabriel, APN: 5382003033

The subject property consists of a 5-unit multifamily residential development constructed in 1955 on a 0.64 acre site. The site is developed into five separate buildings, underutilizing the lot's full potential. The site could be redesigned to construct additional units and take advantage of the maximum allowed height of 35 feet. The existing Multifamily zone would yield a total of 14 dwelling units, making it a candidate for a "small" income restricted project. The lot is accessible from the main road (Duarte Road), is already connected to utilities, and is surrounded by existing residential uses. In addition, there is a nearby major bus route within 400 ft. walking distance of the site on Rosemead Blvd, making it eligible for parking reductions.

Case Study #7 – Boat and Recreation Vehicle Storage in Ladera Heights/View Park, APN: 4004001029

The subject property consists of a 600 sq. ft. office and retail building built in 1941 on a 6,500 sq. ft. lot. The majority of the lot is outside storage for boats and recreational vehicles and is inconsistent with the commercial uses along Slauson Boulevard. The proposed rezoning from Commercial to Mixed Use could potentially yield 25 residential units for lower income households. The site is a corner lot accessible from a rear alley or directly from West Slauson Boulevard. The current storage use may be more adequate in a suburban or even rural setting. The Mixed Use Zone would encourage a mix of neighborhood serving commercial uses and residences at this site.

Case Study #8 – Banquet Hall in West Athens, APN: 6056004028

The subject property is a two story 8,400 sq. ft. vacant banquet hall built in 1931. The structure is in significant disrepair and was originally used as a light manufacturing textiles sewing warehouse. The use is no longer in operation and is inconsistent with the current residential and commercial uses along Vermont Avenue. The proposed rezoning from Commercial to Mixed Use would yield an estimated 23 residential units for lower income households and would qualify for reduced parking. The site is accessible via an existing rear alley and directly from Vermont Avenue. Vermont Avenue is over 200 feet wide and runs the Metro Rapid Bus (Line 754), which is the second busiest transit line in the Los Angeles basin. The line connects to the Metro Light Rail Line (C), and the proposed zoning would encourage a mix of land uses that can better meet market demands near transit.

Case Study #9 – Parking Lot in East Los Angeles, APN: 6341040001

The subject property is a two story private parking lot on a 10,000 sq. ft. lot. The site is on the same intersection as the proposed Atlantic Boulevard and Whittier Boulevard Metro Station (Eastside Transit Corridor Extension). The proposed rezoning from Commercial to Mixed Use would yield an estimated 30 units for lower income households and qualify for a parking reduction, given the proximity to a major transit stop. The site is accessible via two streets and if developed, would support continuity of commercial and residential uses along Whittier Boulevard, which is a major thoroughfare. In its current location, the parking lot does not enhance the pedestrian experience, or encourage a mix of uses near public transit. However, other larger parking lots are located approximately one block north from pedestrian-oriented and commercial uses. Those lots may still serve transit riders who wish to park and take transit or shop along Whittier Boulevard.

Table III-41 includes 24 recently entitled or constructed housing developments between 2015 and 2021 that are comparable and representative of the case studies. The average distance from a case study site to a recently entitled or constructed development is 1.1 miles, with the maximum being less than 3 miles. Most of these entitled or constructed developments are located in the same submarket area identified in the Inclusionary Housing Ordinance as the comparable case study sites, depicting the feasibility for redevelopment under similar market conditions. An exception to this is Case Study #7; however, all three comparable housing developments are located less than a mile from the case study site. As such, the case study site and the three entitled or constructed developments share similar market conditions due to their proximity.

The previous uses on the recently entitled or constructed project sites generally align with the existing uses on the case study sites, ranging from low-density residential to commercial and industrial uses including retail, restaurant, surface parking, motel, auto sales, auto body/repair, and warehouse uses. This supports the assumption that a wide range of existing uses and buildings may be altered, repurposed or demolished for housing redevelopment given the right market conditions and development opportunity. As the County continues to remove constraints and create incentives through various programs – such as increasing the allowable density through area planning (Programs 7, 8, 18, 19 and 20) and removing regulatory barriers to the conversion of underutilized commercial properties (Program 25) and to innovative building methods (Program 30), developers

will be incentivized to address housing demands and propose new housing on sites that might otherwise seem less desirable based on land value and other considerations.

Most of the recently entitled or constructed project sites are less than 1 acre in size, with just one site being slightly over one acre and three sites being approximately two acres in size. The average size of the project sites is 0.70 acres. The average number of units entitled and/or constructed is 50 units, ranging from 5 units on a 0.44-acre site to 192 units on a 0.77-acre site. The proposed density ranges from approximately 11 units per acre to 249 units per acre. For sites with previous residential-only uses, the average number of new units entitled or constructed is 23 units, compared to an average of 2.36 units on parcels that previously contained low density residential uses.

Given the wide range of previous uses, proposed densities and proposed/constructed number of units, it is important to note that these recently entitled or constructed projects should not be used to indicate the maximum extent of redevelopment potential, but instead support a snapshot of likely circumstances. Nonetheless, these recently entitled or constructed projects are reflective of the assumptions or factors considered during the site selection process for the Sites Inventory and the Rezoning Program. For example, as shown in **Table III-41**, the land to improvement ratio before the redevelopment ranges from 0.38 to 99, with the majority of the ratios greater than 1.0. This means that in most cases, the land was more valuable than the previously existing buildings or improvements. However, the wide range of the ratios also supports DRP's methodology to not rely solely on the land to improvement ratio to assess the suitability and development potential of a non-vacant site. Instead, it is more appropriate to incorporate the land to improvement ratio as one of factors in both the guiding questions for the parcel-by-parcel assessment for the Sites Inventory (Part I of Appendix G) and the scoring system to prioritize parcels for rezoning (**Table G-1**). Also, all but two of the recently entitled or constructed project sites were previously developed with either non-residential buildings 20 years or older or residential buildings 50 years or older – the respective ages of building that were used as thresholds in the analysis of sites to be rezoned for the lower income RHNA (**Table G-3**). The two exceptions include a used car dealership in a 14-year old building and a 29-year old duplex, indicating that the age of building thresholds used in the rezoning site selection are more conservative. Finally, assuming that the proposed number of units is the maximum number of units permitted by each site's land use designation, all recently entitled or constructed project sites with previous residential uses in **Table III-41** would meet the number of units increased threshold in the analysis for rezoning for the lower income RHNA (**Table G-3**). Among these sites, the smallest increase is shown in two projects, with the number of entitled or constructed units being 2.5 times the number of units previously on-site in each case. This is comparable to the threshold used in the rezoning analysis, which is that the maximum number of units permitted by the proposed land use designation in the Rezoning Program for the lower income RHNA must be at least twice the existing number of units.

Table III-41: List of Recently Entitled or Constructed Housing Developments, 2015-2021

Comparable Case Study	Submarket Area	Distance (mi)	APN(s)	City or Unincorporated Community Name	Lot Size (ac)	Number of Units Proposed or Newly Constructed	Year Built or Entitled	Previous Use on Site	Previous Number of Units	Previous Building Age (yr)	Land to Improvement Ratio (Previous)
1	East Los Angeles/ Gateway	1.57	8472037031	City of La Puente	1.08	74	2021	Residential (single-family homes)	4	67-73	2.46
1	East Los Angeles/ Gateway	2.32	8465002029	West Puente Valley	2.14	54	2018	Detached dwellings	4	65-92	3.95
2	Coastal South Los Angeles	1.18	4037002004	Lennox	0.21	10	2020	Restaurant	0	30	1.14
2	Coastal South Los Angeles	1.7	4038028004	Lennox	0.44	5	2021	Residential (two units)	2	29	4
2	Coastal South Los Angeles	0.09	4140004040	Del Aire	0.44	82	2021	Commercial (Stores)	0	79	N/A
3	South Los Angeles	0.05	6021019013	Florence-Firestone	0.77	192	2020	Auto, Recreation EQPT, Construction EQPT, Sales & Service)	0	58	1.5
3	South Los Angeles	1.06	6201023034	Walnut Park	0.7	64	2020	Commercial (Stores)	0	36	2.5
3	South Los Angeles	0.89	6023003033	City of Los Angeles	0.36	28	2018	Used car sales	0	14	18.13
4	San Gabriel Valley	1.2	5755030035	East Pasadena/East San Gabriel	0.75	100	2020	Restaurant and surface parking lot	0	70	N/A
4	San Gabriel Valley	2.4	5387039035 & 5387039036	East Pasadena/East San Gabriel	0.94	49	2021	Residential (multi-family)	4	94 & 101	3.76
5	East Los Angeles/ Gateway	1	5232022003	East Los Angeles	0.16	10	2021	Residential (single-family home)	1	108	4
5	East Los Angeles/ Gateway	0.85	5233017005	East Los Angeles	0.23	6	2020	Residential (single-family home)	1	64	2.93

Table III-41: List of Recently Entitled or Constructed Housing Developments, 2015-2021

Comparable Case Study	Submarket Area	Distance (mi)	APN(s)	City or Unincorporated Community Name	Lot Size (ac)	Number of Units Proposed or Newly Constructed	Year Built or Entitled	Previous Use on Site	Previous Number of Units	Previous Building Age (yr)	Land to Improvement Ratio (Previous)
5	East Los Angeles/ Gateway	0.07	5239021001	East Los Angeles	0.5	34	2020	Vacant auto body shop, commercial and warehouse building	0	65	4.58
5	East Los Angeles/ Gateway	0.05	5239021045	East Los Angeles	0.4	25	2015	Commercial	0	48	1.76
6	San Gabriel Valley	0.7	5381035029	East Pasadena/East San Gabriel	1.96	128	2021	Commercial (Motel)	0	55	N/A
6	San Gabriel Valley	0.1	5379018008	East Pasadena/East San Gabriel	0.24	7	2020	Residential (two units)	2	75	2.33
7 ¹	South Los Angeles ¹	0.67	4006008019	City of Los Angeles	0.26	12	2019	Residential (two units)	2	64, 97	0.43
7 ¹	South Los Angeles ¹	0.74	4006020046	City of Los Angeles	0.7	49	2016	Warehouse	0	52, 68	3
7 ¹	South Los Angeles ¹	0.92	4006022018	City of Los Angeles	0.46	12	2019	Residential (single-family home)	1	93	2.53
8	South Los Angeles	1.8	6059018010	West Athens-Westmont	0.2	14	2021	Residential (single-family home)	1	101	9
8	South Los Angeles	1.13	6076013028	West Athens-Westmont	0.43	84	2020	Commercial (stores)	0	84	62.07

Table III-41: List of Recently Entitled or Constructed Housing Developments, 2015-2021

Comparable Case Study	Submarket Area	Distance (mi)	APN(s)	City or Unincorporated Community Name	Lot Size (ac)	Number of Units Proposed or Newly Constructed	Year Built or Entitled	Previous Use on Site	Previous Number of Units	Previous Building Age (yr)	Land to Improvement Ratio (Previous)
8	South Los Angeles	2.63	6086020063	West Athens-Westmont	0.78	88	2021	Commercial (Auto, Recreation EQPT, Construction EQPT, Sales & Service)	0	22	3.81
9	East Los Angeles/Gateway	0.87	5248003008	East Los Angeles	0.43	60	2021	Commercial (Auto Repair)	0	42	99
9	East Los Angeles/Gateway	2.77	6350022020	City of Montebello	2.12	10	2019	Residential (multi-family)	4	60	9.42

Note:

1. While the site of Case Study #7 is located in the Coastal South Los Angeles submarket area, it is at the border of the submarket area boundary and across the street from the South Los Angeles submarket area where the comparable housing developments are located.

Substantial Increase in Allowable Units and FAR on Nonvacant Sites

Developers are more likely to redevelop a nonvacant site if there is a substantial increase in the development capacity of the site compared to the existing use. As shown in Appendix B, approximately 25 percent of all nonvacant sites selected to be rezoned for the lower income RHNA have an existing residential use. Of these sites, the maximum number of units permitted by the proposed land use designation ranges from 2 to 48 times the existing number of units. On average, the maximum number of units permitted by the proposed land use designation is 16 times the existing number of units.

Also, most nonvacant sites with an existing non-residential use that have been selected to be rezoned for the lower income RHNA are proposed to be redesignated from CG (General Commercial) to MU (Mixed Use). Both the maximum allowable density and the maximum allowable FAR (for mixed use development) will triple as the maximum allowable density will increase from 50 units per net acre to 150 units per net acre, and the maximum FAR will increase from 1.0 to 3.0. For the majority of these sites, which are currently developed with one- to two-story commercial buildings, the increase is substantial and will incentivize housing development during the planning period.

Sites Inventory – Lower Income RHNA

The County has a total very low/low income RHNA of 39,339 units. The County is required to identify the availability of residential sites at adequate densities and appropriate development standards in unincorporated Los Angeles County to accommodate the RHNA. Specifically, State law (AB 2348) establishes a default density of 30 units per acre or more as a threshold for facilitating very low/low income housing development. Pursuant to State law (AB 1397), sites smaller than 0.5 acres or larger than 10 acres are presumed to be infeasible for very low/low income housing development, unless there is evidence that the site is adequate to accommodate very low/low income housing, or there is potential for consolidation of smaller lots and other planning tools are available to help develop larger properties. For the purpose of the Sites Inventory, contiguous lots are assumed to have the potential for consolidation if the lots are under same ownership.

In order to identify the vacant and non-vacant (underutilized) sites that allow multifamily and mixed use residential developments by right, various factors were considered.

Vacant and Non-Vacant Sites (0.5 acres - 10 acres)

The County utilized the Assessor's records and other GIS data to identify vacant and non-vacant properties that are zoned for multifamily and mixed-use development at densities of 30 units per acre or more. A parcel-by-parcel review resulted in a list of sites with potential for development during the 2021-2029 Housing Element planning period. The following adjustments were made to the Sites Inventory to account for development trends and realistic potential:

- The following sites were excluded:
 - Sites that are located in the Special Management Area (SMA) Class II or III of the General Plan Hazard, Environmental, and Resource Constraints Model. SMA Class II

and III include various moderate and severe hazard, environmental, and resource constraints on development, including but not limited to:

- FEMA 100-year Flood Zone;
 - Significant Ecological Areas;
 - Sensitive Environmental Resource Areas;
 - Active Fault Trace;
 - Seismically Induced Landslide Zone;
 - Hillside Management Areas with 50 percent or greater slope; and
 - Agricultural Resource Areas;
- Sites in the Coastal Zone;
 - Sites in a Moderate, High, or Very High Fire Hazard Severity Zone;
 - Sites that are developed with condominiums;
 - Sites with pending or recently approved entitlements for a non-residential development; and
 - Sites with recently issued building permits.
- Factors such as existing land use, age of existing structures, the value of the land compared to the value of the improvement, and ownership patterns were considered.
 - The net development potential was estimated on sites with no pending applications for residential developments:
 - The number of base maximum allowable units was calculated based on the General Plan land use designation.
 - A 27.5 percent density bonus was applied on 85 percent of the lots that are within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).
 - The number of existing units was then subtracted from the maximum allowable units (including the density bonus units if applicable) on non-vacant sites.
 - An 80 percent factor was applied to account for realistic capacity (see **Table III-39** for more information about this factor).
 - Another surplus/buffer factor was applied to account for No Net Loss (SB 166) and yield the net development potential:

- A 65 percent factor was applied on lots designated CG or MU (or an equivalent land use designation in an Area or Community Plan) where mixed use developments are allowed.
- An 80 percent factor was applied on lots designated H30 or above (or an equivalent land use designation in an Area or Community Plan) where only residential developments are allowed.

Vacant and Non-Vacant Sites (< 0.5 acres)

The County-owned parking lot on Ditman Avenue in East Los Angeles (APN 5232014900) is the only site that is less than 0.5 acres in the Sites Inventory. Please see **Table III-42** for more information on publicly-owned sites included in the Sites Inventory.

Other Publicly-Owned Sites with Pending Projects

Table III-42 shows the publicly-owned sites that are included in the Sites Inventory. The net development potential on these sites is based on the number of units proposed in the pending projects, which are neither entitled nor permitted. For sites that are County-owned, the County has sovereign immunity, as established by California Government Code sections 53090 and 53091. Zoning and land use regulations therefore do not apply to these sites.

Table III-42: Low Income RHNA – Publicly-Owned Sites with Pending Projects

Project	APN(s)	Site Size	Owner	Net Development Potential (Units)	Additional Notes on Sites < 0.5 acres or > 10 acres
Parking lot on Ditman Avenue	5232014900	0.31 acres	County of Los Angeles	50	The net development potential is estimated based on prior County projects on lots of similar size.
Parking lot on La Verne Avenue	5240007900	0.73 acres	County of Los Angeles	100	N/A
Parking lot on Fetterly Avenue	5246021900	0.90 acres	County of Los Angeles	50	N/A
East LA vacant lots on 3 rd Street	5248001902, 5248001903, 5248001904	0.91 acres	County of Los Angeles	37	N/A
West Los Angeles Veterans Affairs (West LA VA) Campus	4324017903, 4363027902, 4365007902, 4365007903, 4365007904, 4365008902, 4365008906	506.9 acres	U.S. Government and State of California	1,032	The U.S. Department of Veteran Affairs selected the West LA Veterans Collective, LLC (made up of three (3) developers: Century Housing, Thomas Safran & Associates and U.S. VETS) as the Principal Developer team to transform the West LA VA North Campus into a vibrant community with permanent supportive housing for homeless and at-risk Veterans and their households at

Table III-42: Low Income RHNA – Publicly-Owned Sites with Pending Projects

Project	APN(s)	Site Size	Owner	Net Development Potential (Units)	Additional Notes on Sites < 0.5 acres or > 10 acres
					30%-60% AMI levels. The plan envisions the new construction and the historically sensitive adaptive reuse of over 20 buildings over five (5) phases. For more information, visit: Community Plan - West LA VA (wlavc.org)
Willowbrook Joint Development at former Lincoln Elementary school site and adjacent County-owned parcel	6149012901, 6149014900, 6149014903, 6149014904, 6149014906	12.84 acres	Compton Unified School District and County of Los Angeles	252	An Exclusive Negotiating Agreement (ENA) was executed by and among the Compton Unified School District (CUSD), the Los Angeles County Development Authority (LACDA) and the Developer, who was procured through an RFP issued in November 2019. The Developer has proposed a mixed-use project that includes approximately 585 or more residential units that are a mix of approximately 252 affordable housing units, 70 workforce and market rate housing units, 263 residential student housing dormitory units for the nearby medical school, and up to 110,000 square feet of general commercial space. For the purpose of the ASI, the 252 units are identified as lower income, and the 70 units are identified as above moderate income.
Total				1,521	

Summary of Sites Inventory

Based on this analysis, the County identified about 712 acres of non-vacant sites and 27 acres of vacant sites that are zoned for residential and mixed use. These sites can accommodate 10,095 units at densities of 30 or more units per acre, suitable for very low and low income housing development. Residential-only developments are permitted by right on sites that are designated for commercial or mixed uses. Also, per zoning, at least two-thirds of the square footage of a mixed use project must be designated for residential use. Appendix A includes a list of sites selected to accommodate the very low/low income RHNA. **Table III-43** summarizes the net development potential and the total acreage of these sites by General Plan land use designation.

Table III-43: Very Low/Low Income RHNA - Sites Inventory by General Plan Land Use Designation

Land Use Designation ¹	Maximum Allowable Density	Acres	Net Development Potential (Units)
Nonvacant			
C (Rowland Heights Community Plan)	50 du/net ac	72.08	1,900
CC (East Los Angeles Community Plan)	50 du/net ac	7.07	209
CG (Hacienda Heights Community Plan)	30 du/net ac	39.03	626
CG	50 du/net ac	78.91	2,422
CM (Santa Clarita Valley Area Plan)	50 du/net ac	33.32	1,130
GC (Altadena Community Plan)	50 du/net ac	3.47	118
H30	30 du/net ac	20.24	318
H30 (Santa Clarita Valley Area Plan)	30 du/net ac	1.10	23
H50	50 du/net ac	14.40	426
MC (East Los Angeles Community Plan)	50 du/net ac	2.63	71
MD (East Los Angeles Community Plan)	30 du/net ac	1.58	33
MU	150 du/net ac	8.92	766
P ²	N/A	412.52	1,032
RP (East Los Angeles Community Plan) ³	N/A	0.73	100
SP (East Los Angeles Community Plan) ⁴	30 du/net ac ⁴	0.30	50 ⁴
U5 (Rowland Heights Community Plan)	35 du/gross ac ⁵	16.14	223
Subtotal		712.44	9,447
Vacant			
C (Rowland Heights Community Plan)	50 du/net ac	3.94	105
C.2 (West Athens-Westmont Community Plan)	50 du/net ac	0.58	16
CC (East Los Angeles Community Plan)	50 du/net ac	0.69	17
CG	50 du/net ac	4.27	128
H30	30 du/net ac	1.54	36
H30 (Santa Clarita Valley Area Plan)	30 du/net ac	1.02	26
MC (East Los Angeles Community Plan)	50 du/net ac	1.15	31
MU	150 du/net ac	12.84	252
SP (East Los Angeles Community Plan) ⁶	40 du/net ac ⁶	0.91	37
Subtotal		26.94	648
Total		739.38	10,095

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. While the "P" (Public and Semi-Public) land use category does not specify maximum allowable density, the federally-owned site, known as the West Los Angeles Veterans Affairs (West LA VA) Campus, is subject to neither the County's zoning regulations nor the County's General Plan land use policies. The net development potential is based on the 2016 Draft Master Plan for West LA VA Campus.
3. While, the "RP" (Residential Parking) land use category in the East Los Angeles Community Plan does not specify maximum allowable density, the net development potential is based on a pending proposal (County project) on the County-owned parking lot.
4. The net development potential is based on a pending proposal on a County-owned parking lot rather than the allowable density specified in the First Street (FS) Transect Zone of the East Los Angeles Third Street Specific Plan.
5. Equivalent to 50 du/net ac.
6. The net development potential is based on the allowable density specified in the Third Street (TOD) Transect Zone of the East Los Angeles Third Street Specific Plan.

Prior Housing Elements

The Sites Inventory includes 138 nonvacant sites from the Fifth Revision of the Housing Element and 12 vacant sites from the Fourth Revision and Fifth Revision of the Housing Element that count toward the very low/low income RHNA. These sites meet the requirement pursuant to Government Code section 65583.2 (c), as they permit multifamily residential uses at the beginning of the planning period at a default density (30 units per acre or more) by right per zoning and per the By-Right Housing Ordinance. The statute shall also be met by Program 17: Adequate Sites for RHNA by rezoning these sites to require 20 percent of the units in a housing development to be affordable to lower income households. This will be coordinated with Program 9: Inclusionary Housing Feasibility and Implementation.

For the past two housing element cycles, the County did not make sufficient progress toward meeting its RHNA in terms of building activities. Approximately 10 percent of the County's very low/low income RHNA was constructed during the fifth housing element cycle, and approximately 1.4 percent of the County's very low/low income RHNA was constructed during the fourth housing element cycle. However, in recent years, the County has pursued various strategies to facilitate housing development, particularly affordable housing and multifamily projects. In the past three years, the County adopted seven housing ordinances – Density Bonus Update, Inclusionary Housing, Compact Lot Subdivisions, Accessory Dwelling Unit (Update), By-Right Housing, Interim and Supportive Housing, and Affordable Housing Preservation. Together, these ordinances streamline the entitlement process, incentivize the development of various housing types, and encourage the development and preservation of affordable housing. In this housing element cycle, the County is committed to further remove or mitigate constraints to housing development through various programs, including the Rezoning Program, since adequate sites are not available to fully accommodate the County's lower income RHNA under current land use policy.

Sites Inventory – Moderate Income and Above Moderate Income RHNA

Sites that accommodate the moderate income RHNA are located within the South Los Angeles and Antelope Valley submarket areas that are identified in the County's Inclusionary Housing Ordinance. The analyses in the Inclusionary Housing Feasibility Study indicate that market-rate rental and for-sale housing within these submarket areas are generally affordable to moderate income households.¹⁶ With the exception of one underutilized site less than 0.5 acres located in the South Los Angeles submarket area, all other sites identified for the moderate income RHNA are vacant. The underutilized small site is designated Mixed Use (MU) with the maximum allowable density of 150 du/ac, and has a net development potential of at least 16 units. All other sites accommodating the moderate income RHNA are designated for densities of up to 18 du/ac (H18). All sites are outside of Very High Fire Hazard Severity Zones.

Included in the Sites Inventory are sites that are 0.5 to 10 acres. For vacant sites in the South Los Angeles submarket area, the Sites Inventory assumes the development of one single family home per

¹⁶ https://planning.lacounty.gov/assets/upl/project/housing_la_ahap_appendixE.pdf
https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

H9-designated parcel or the maximum allowable density, with an 80 percent factor, per H18-designated parcel. For vacant sites in the Antelope Valley submarket area, the Sites Inventory assumes the development of one single family home per parcel.

Also included in the Sites Inventory are sites that are 5,000 sq. ft. to 0.5 acres. 5,000 sq. ft. is used as a threshold for site selection since the minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 sq. ft. For vacant sites less than 0.5 acres in the South Los Angeles submarket area, the Sites Inventory assumes the development of one single family home per H9-designated parcel or one duplex per H18-designated parcel. For vacant sites less than 0.5 acre in the Antelope Valley submarket area, the Sites Inventory assumes the development of one single family home per parcel.

In addition, based on the Willowbrook Joint Development project proposal at the former Lincoln Elementary School site and the adjacent County-owned parcel (see Table III-38), there will be 70 workforce and market rate housing units, which, for the purpose of the Sites Inventory, count toward the above moderate income RHNA.

The Sites Inventory includes one site in the unincorporated community of Valinda, which is located in the East Los Angeles/Gateway submarket area to accommodate the above moderate income RHNA. The 2.79-acre site, which was previously used as a church, has recently been acquired by a private developer. The net development potential was calculated based on the H9 (9 du/ac) land use designation. The site is outside of a Very High Fire Hazard Severity Zone.

Lastly, the Sites Inventory includes three underutilized sites less than 0.5 acres located in the San Gabriel Valley submarket area to accommodate the above moderate income RHNA. These underutilized small sites are designated Mixed Use (MU) with the maximum allowable density of 150 du/ac, and have a net development potential of at least 16 units per site. These sites are outside of Very High Fire Hazard Severity Zones.

Appendix A includes a list of sites selected to accommodate the moderate and above moderate-income RHNA. **Table III-44** summarizes the net development potential and the total acreage of these sites by General Plan land use designation.

Table III-44: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation

Submarket Area	Site Size	Land Use Designation ¹	Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
Antelope Valley	0.5 to 10 acres	H18	18 du/net ac	22.54	9	0
		H2	2 du/net ac	646.28	606	0
		H5	5 du/net ac	255.43	64	0
		RL1	1 du / 1 gross ac	19.91	23	0
		RL10	1 du / 10 gross	34.06	8	0

Table III-44: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation

Submarket Area	Site Size	Land Use Designation ¹	Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
			ac			
		RL2	1 du / 2 gross ac	32.75	8	0
		RL20	1 du / 20 gross ac	0.91	1	0
		RL5	1 du / 5 gross ac	3.97	2	0
	5000 SF to < 0.5 acres	H18	18 du/net ac	4.17	13	0
		H2	2 du/net ac	75.49	189	0
		H5	5 du/net ac	1.52	5	0
		H9	9 du/net ac	0.12	1	0
		RL1	1 du / 1 gross ac	13.83	41	0
		RL10	1 du / 10 gross ac	3.85	15	0
		RL2	1 du / 2 gross ac	52.33	279	0
		RL20	1 du / 20 gross ac	2.62	6	0
	RL5	1 du / 5 gross ac	3.28	9	0	
South Los Angeles	0.5 to 10 acres	H18	18 du/net ac	0.56	11	0
	5000 SF to < 0.5 acres	H18	18 du/net ac	4.51	54	0
		H9	9 du/net ac	5.45	22	0
		RD2.3 (West Athens-Westmont Community Plan)	8 du/net ac	0.80	5	0
		RD3.1 (West Athens-Westmont Community Plan)	17 du/net ac	0.41	6	0
	MU	150 du/net ac	0.44	36	0	
> 10 acres	MU	150 du/net ac	12.84	0	70 ²	
San Gabriel Valley	5000 SF to < 0.5 acres	MU	150 du/net ac	1.37	0	111
East Los Angeles/Gateway	0.5 to 10 acres	H9	9 du/net ac	2.79	0	20

Table III-44: Moderate and Above Moderate Income RHNA - Sites Inventory by General Plan Land Use Designation

Submarket Area	Site Size	Land Use Designation ¹	Maximum Allowable Density	Acres	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
Total				1,202.23	1,413	201

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.

2. Based on project proposal at the former Lincoln Elementary School site and adjacent County-owned parcel (Willowbrook Joint Development). See Table III-39 for more information.

Rezoning – Very Low/Low Income RHNA

In selecting the sites for rezoning for the County’s very low/low income RHNA, various factors were considered:

- The following sites were excluded:
 - Sites that are in the Sites Inventory;
 - Sites that are designated Mixed Use (MU – 50-150 du/net ac) in the General Plan, as MU is the land use designation that allows the highest density in the General Plan Land Use Legend;
 - Sites that are designated Residential 9 (H9 – 0-9 du/net ac) in the General Plan (or an equivalent land use designation in an Area or Community Plan), or any other land use designations that allow less than 9 du/net ac;
 - Sites in the Santa Clarita Valley or the Antelope Valley;
 - Sites that are located in the Special Management Area (SMA) Class II or III of the General Plan’s Hazard, Environmental and Resource Constraints Model. SMA Class II and III include various moderate and severe hazard, natural and resource constraints on development, including but not limited to the following:
 - FEMA 100-year Flood Zone;
 - Significant Ecological Areas;
 - Sensitive Environmental Resource Areas;
 - Active Fault Trace;
 - Seismically Induced Landslide Zone; and
 - Agricultural Resource Areas;

- Sites in the Coastal Zone;
 - Sites in a Moderate, High, or Very High Fire Hazard Severity Zone;
 - Sites that front on a private street;
 - Sites in a Hillside Management Area;
 - Sites in the 65 or above dB CNEL noise contour of an Airport Influence Area;
 - Sites in an area covered by a specific plan; and
 - Sites that are not within a water or a sewer district boundary, or with access to dry utilities.
- A weighting/scoring method was used to prioritize sites for rezoning based on the following factors:
 - Proximity to existing multifamily, commercial, and mixed use developments;
 - Proximity to transit corridors, services, and amenities;
 - Access to existing public water and sewer systems, and dry utilities;
 - Land value-to-improvement value ratio;
 - Development potential if the site is located in a special land use regulatory district (e.g., community standards district) with development standards that are different from the Countywide development standards;
 - Access to resources and opportunities based on the California Tax Credit Allocation Committee Opportunity Area Map;
 - Environmental Justice Screening Method (EJSM) score. The EJSM is an environmental justice mapping application and scoring system developed for Los Angeles County;
 - Proximity to freeways or railways; and
 - Proximity to a High Quality Transit Area or a transit center.
 - The net development potential¹⁷ was estimated per site (with the assumption that contiguous lots have the potential for consolidation if they are under the same ownership), and only sites with a net development potential of at least 16 units were then selected:

¹⁷ Some sites are assumed to accommodate mixed-income housing development with very low-income units and above moderate-income units. See Part IV of Appendix G for details.

- The number of base maximum allowable units was calculated based on the proposed General Plan land use designation.
- A 27.5 percent density bonus was applied on 85 percent of the lots that are within one of the three Inclusionary Housing Ordinance rental submarket areas (Coastal South Los Angeles, San Gabriel Valley, and Santa Clarita Valley).
- The number of existing units was then subtracted from the maximum allowable units (including density bonus units, if applicable) on nonvacant sites.
- An 80 percent factor to account for realistic capacity was applied to yield the net development potential (see **Table III-39** for more information about this factor).
- Among the nonvacant sites that were prioritized for rezoning based on the composite score and have a net development potential of at least 16 units, only those that meet the following were included:
 - If the existing use is residential:
 - The site is not developed with condominiums or planned unit developments; and
 - The existing residential building(s) are at least 50 years old, and the maximum allowable number of units based on the proposed General Plan land use designation is at least twice the existing number of units.
 - If the existing use is non-residential, the existing non-residential building(s) are at least 20 years old.
 - The site has no pending entitlement or entitlement approved in the last three years.
 - The site has no building permit issued for a new or refurbished building in the last three years.
 - Contamination is not known to be present on the site based on various databases such as the Cortese List, Envirostor, Geotracker, and the Resource Conservation and Recovery Act.
 - The site is not developed with uses such as cemeteries, parks, landfills, military uses, hospitals, schools, pumping facilities, water tanks and other utility-related uses, which are highly unlikely to be terminated in the next eight years.

Summary of Rezoning Capacity

The rezoning of sites can potentially create 21,006 units for very low/low income housing. Once rezoned, these sites will meet the requirement pursuant to Government Code section 65583.2 (h), as they will permit 16 additional units per site by right at a minimum density of 20 units per acre. These sites also meet the requirement pursuant to Government Code section 65583.2 (c)(3)(B)(iv), as they

will permit a default density of 30 units per acre or more. The statute shall also be met by Program 17: Adequate Sites for RHNA by rezoning these sites to require 20 percent of the units in a housing development to be affordable to lower income households. This will be coordinated with Program 9: Inclusionary Housing Feasibility and Implementation.

Appendix B includes a list of sites selected to be rezoned to accommodate the very low/low income RHNA. **Table III-45** summarizes the net development potential and the total acreage of these sites by proposed General Plan land use designation.

Table III-45: Very Low/Low Income RHNA - Rezoning Capacity

Existing Land Use Designation ¹	Proposed Land Use Designation ¹	Proposed Maximum Allowable Density	Acres ²	Net Development Potential (Units)
C.1 (West Athens-Westmont Community Plan)	MU	150 du/net ac	14.11	1,227
C.2 (West Athens-Westmont Community Plan)	MU	150 du/net ac	1.34	91
CC (East Los Angeles Community Plan)	MU	150 du/net ac	4.48	282
CG (Hacienda Heights Community Plan)	CG	50 du/net ac	19.76	520
CG	MU	150 du/net ac	170.80	15,066
CM (East Los Angeles Community Plan)	MU	150 du/net ac	1.75	104
GC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	18.32	1,675
H18	H30	30 du/net ac	3.09	62
H18	MU	150 du/net ac	1.16	88
H30 ³	H30 ³	30 du/net ac	2.59	42
H30	H50	50 du/net ac	0.39	10
H50	H100	100 du/net ac	7.70	327
H50 (Hacienda Heights Community Plan)	H100	100 du/net ac	1.21	27
MC (East Los Angeles Community Plan)	MU	150 du/net ac	12.53	775
MC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	3.34	217
MD (Altadena Community Plan)	H50	50 du/net ac	1.59	30
MD (East Los Angeles Community Plan)	MU	150 du/net ac	0.15	9
MU (Altadena Community Plan)	CG	50 du/net ac	7.44	187
NR (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.14	8
OC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	3.48	219
P (East Los Angeles Community Plan)	MU	150 du/net ac	0.66	40
Total			276.03 ²	21,006

Table III-45: Very Low/Low Income RHNA - Rezoning Capacity

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. The acreage also includes sites totaling 199.16 acres that are assumed to accommodate mixed-income housing development with both very low-income units and above moderate-income units.
3. While the land use category remains unchanged (H30, which allows a maximum density of 30 du/net acre), the sites included in the rezoning program are zoned A-1 (Light Agricultural), which does not allow multifamily residences. The rezoning program will correct the inconsistency between zoning and the land use policy.

Sites Designated for Commercial or Mixed Uses

Pursuant to Government Code section 65583.2(h), at least 50 percent of the shortfall of the very low/low income RHNA must be accommodated on sites designated exclusively for residential uses in the Rezoning Program, except that 50 percent or more of the shortfall may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential use to occupy 50 percent of the total floor area of a mixed use project. The County has a shortfall of 20,750 very low/low income RHNA -- about 2.4 percent of this shortfall is accommodated on sites designated exclusively for residential uses. Most of the shortfall is accommodated on sites designated for commercial (CG) or mixed uses (MU), where residential-only developments are permitted by right. Also, per zoning, at least two-thirds of the square footage of a mixed use project must be designated for residential use, which goes beyond the state mandate.

Rezoning – Moderate Income and Above Moderate Income RHNA

To maintain cohesive and compatible land use patterns, sites located adjacent to sites to be rezoned for the very low/low income RHNA will also be rezoned – most of which count toward the moderate or above moderate income RHNA. Sites that will be rezoned to accommodate the moderate income RHNA are located within the South Los Angeles submarket area, as identified in the County's Inclusionary Housing Ordinance.¹⁸ The remainder of the sites accommodate the above moderate income RHNA. Note that only sites that are at least 5,000 sq. ft. are considered for the purpose of determining rezoning capacity, as the minimum lot size (i.e., required area) in the zones that permit residential uses is generally 5,000 sq. ft.

Also included in the rezoning program are sites that are at least 5,000 sq. ft. located in the unincorporated communities of South Whittier-Sunshine Acres and West Whittier-Los Nietos. While the existing land use categories H18 (18 du/ac), H30 (30 du/ac), and H50 (50 du/ac) allow multifamily residential uses, these sites are currently zoned A-1, R-1, and R-A, none of which allow multifamily residential uses by-right. The rezoning program will correct the zoning to align with the land use policy. These sites accommodate the above moderate income RHNA.

18 https://planning.lacounty.gov/assets/upl/project/housing_la_ahap_appendixE.pdf
https://planning.lacounty.gov/assets/upl/project/iho_supplemental-analysis.pdf

In addition, the Rezoning Program includes sites that are proposed to be redesignated from H9 (9 du/ac) to H18 (18 du/ac), or from H18 (18 du/ac) to H30 (30 du/ac) in the Florence-Firestone Transit Oriented District Specific Plan (Program 2), which is currently in development. For the purposes of this Housing Element, only sites that are at least 5,000 sq. ft. with no pending or recently approved entitlements or permits are considered. As they are located within the South Los Angeles submarket area as identified in the County's Inclusionary Housing Ordinance, these sites accommodate the moderate income RHNA.

Summary of Rezoning Capacity

The rezoning of sites can potentially create 9,250 units for moderate income housing and 26,092 units for above moderate income housing. Appendix B includes a list of sites selected to be rezoned to accommodate the moderate and above moderate income RHNA. **Table III-46** summarizes the net development potential and the total acreage of these sites by proposed General Plan land use designation.

Table III-46: Moderate- and Above Moderate-Income RHNA - Rezoning Capacity

Submarket Area	Existing Land Use Designation ¹	Proposed Land Use Designation ¹	Proposed Maximum Allowable Density	Acres ²	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
South Los Angeles	C.1 (West Athens-Westmont Community Plan)	MU	150 du/net ac	10.94	412	432
	C.2 (West Athens-Westmont Community Plan)	MU	150 du/net ac	1.70	76	58
	CG	MU	150 du/net ac	59.06	4,498	1,223
	GC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	20.31	1,398	481
	H9	H18	18 du/net ac	13.51	208	0
	H18 ³	H18 ³	18 du/net ac	1.05	8	0
	H18	H30	30 du/net ac	106.48	2,203	2
	H30	H50	50 du/net ac	0.43	15	0
	H30	MU	150 du/net ac	0.12	15	0
	MC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	4.70	189	180
	NR (Walnut Park Neighborhood Plan)	MU	150 du/net ac	0.35	25	8
OC (Walnut Park Neighborhood Plan)	MU	150 du/net ac	4.93	203	182	
Other Submarket Areas	CC (East Los Angeles Community Plan)	MU	150 du/net ac	10.98	0	1,054
	CG (Hacienda Heights Community Plan)	CG	50 du/net ac	23.49	0	674
	CG	MU	150 du/net ac	138.72	0	12,681
	CM (East Los Angeles Community Plan)	MU	150 du/net ac	1.75	0	104

Table III-46: Moderate- and Above Moderate-Income RHNA - Rezoning Capacity

Submarket Area	Existing Land Use Designation ¹	Proposed Land Use Designation ¹	Proposed Maximum Allowable Density	Acres ²	Moderate Income Net Development Potential (Units)	Above Moderate Income Net Development Potential (Units)
	H18 ³	H18 ³	18 du/net ac	290.04	0	3,886
	H18	H30	30 du/net ac	2.90	0	56
	H18	MU	150 du/net ac	1.16	0	88
	H30 ⁴	H30 ⁴	30 du/net ac	3.55	0	65
	H30	H50	50 du/net ac	1.10	0	46
	H50	H100	100 du/net ac	16.19	0	955
	H50 ⁵	H50 ⁵	50 du/net ac	1.89	0	36
	H50 (Hacienda Heights Community Plan)	H100	100 du/net ac	1.21	0	27
	MC (East Los Angeles Community Plan)	MU	150 du/net ac	26.20	0	2,442
	MD (Altadena Community Plan)	H50	50 du/net ac	2.94	0	83
	MD (East Los Angeles Community Plan)	MU	150 du/net ac	0.27	0	24
	MU (Altadena Community Plan)	CG	50 du/net ac	29.05	0	1,265
	P (East Los Angeles Community Plan)	MU	150 du/net ac	0.66	0	40
Total				775.68²	9,250	26,092

Notes:

1. Unless otherwise indicated, land use designations shown in this table are from the Los Angeles County General Plan 2035.
2. The acreage also includes sites totaling 199.16 acres that are assumed to accommodate mixed-income housing development with both very low-income units and above moderate-income units.
3. While the land use category remains unchanged (H18, which allows a maximum density of 18 du/net acre), the sites included in the rezoning program are zoned R-1 (Single-Family Residence) or A-1 (Light Agricultural), and neither zone allows multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.
4. While the land use category remains unchanged (H30, which allows a maximum density of 30 du/net acre), the sites included in the rezoning program are zoned R-A (Residential Agricultural), which does not allow multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.
5. While the land use category remains unchanged (H50, which allows a maximum density of 50 du/net acre), the sites included in the rezoning program are zoned R-A (Residential Agricultural), which does not allow multifamily residences by right. The rezoning program will correct the inconsistency between zoning and the land use policy.

Surplus and No Net Loss

As shown in **Table III-35**, once completed, the Rezoning Program will yield an overall surplus of 574 units. This is needed to meet the “no net loss” requirement pursuant to Government Code section 65863(c)(1), or in other words, enough capacity to meet the RHNA at each income level throughout the planning period. In the event that the surplus is not sufficient to address the “no net loss” requirement, the County will include a list of additional sites rezoned to accommodate the shortfall in the Housing Element Annual Progress Report pursuant to Government Code section 65400(a)(2)(G).

Pending Projects-Reference Only

Table III-47 shows a list of select proposed pending projects of 200+ units for reference only. The units are not counted toward the RHNA, and inclusion in the Housing Element does not guarantee approval of the project.

Table III-47: Select Pending Projects

Select Projects	Extremely Low/Very Low	Low	Moderate	Above Moderate	Total
Centennial Specific Plan (Antelope Valley)	120	120	1,760	0	2,000
Lyons Canyon TR 83301 (Santa Clarita Valley)	35	0	13	469	517
Entrada North TR071377 (Santa Clarita Valley)	0	0	29	1,121	1,150
Entrada South TR53295 (Santa Clarita Valley)	0	0	40	1,534	1,574
Amargosa Creek TR83119 (Antelope Valley)	0	0	220	0	220
Legacy Village TR061996 (Santa Clarita Valley)	0	0	0	3,457	3,457
Gorman Post Ranch TR062053 (Antelope Valley)	0	0	309	0	309
Tapia TR072126 (Santa Clarita Valley)	0	0	0	405	405
Northlake Specific Plan (Santa Clarita Valley)	79	79	157	1,980	2,295
Total	234	199	2,528	8,966	11,927

Availability of Infrastructure and Services

Developers cannot receive building permits to initiate construction without demonstrating water availability, and either sewer availability or the ability to accommodate septic systems. As a condition to the projects being approved by the Regional Planning Commission, developers must annex into existing sewer/water districts or ensure the extension of sewer/water lines to the project. In the urban areas and near other developments, water and sewer may extend to the selected vacant lot. However, in rural areas, such as the Antelope Valley, Santa Clarita Valley, and the Santa Monica Mountains, developers of vacant lots may have to make a larger infrastructure investment in order to bring services to the lots from a significant distance. In the case of single-family homes in rural areas, septic systems and wells can be used to demonstrate availability. In general, unincorporated Los Angeles County has access to dry utilities, and these do not present a barrier to housing development.

Developers of large master planned projects are responsible for installing infrastructure and services to serve the anticipated households. For high density residential and mixed use areas, water will be supplied by existing water service providers that serve the urban areas. Infrastructure improvements and upgrades may be needed to accommodate the increased demand. In selecting sites to be rezoned, the County excluded areas that are not within existing water and sewer districts, or that do not have access to dry utilities.

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

In addition, as mixed use development is expected to occur as infill development throughout the commercial zones in areas that are already served by infrastructure and facilities, and such development are less intensive than commercial-only development, there is adequate infrastructure to serve the identified sites.

Regarding sewer and wastewater management, a review of the 2005-2010 Municipal Service Review (MSR) for the Los Angeles County Sanitation Districts indicates that wastewater treatment facilities are operating with sufficient infrastructure to support projected growth. Completed and planned expansions, in addition to preventative maintenance, will accommodate wastewater needs for regional growth expectations; however, some landfills are near capacity. The Sanitation Districts facilities and systems plans are prepared with consideration of population growth and development trends. Capital improvement and service expansion analyses start with SCAG's most recent RTP growth projections and are adjusted with community-level and on-the-ground data. In addition, the General Plan includes an implementation program to develop capital improvement plans (CIPs) in conjunction with an area plan.

Financial Resources

Service Areas

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

Los Angeles County

Los Angeles County is comprised of 88 cities and unincorporated areas, which covers a land area of 4,086 square miles, including the islands of San Clemente and Santa Catalina. According to the 2020 California Department of Finance (DOF) estimates, the population was 10,172,951. All of the cities in varying degrees contract with the County to provide municipal services, including the administration of housing programs.

Unincorporated Los Angeles County

Almost 65 percent of the land area of Los Angeles County is unincorporated. According to the 2020 DOF estimate, more than one million residents were living in unincorporated Los Angeles County. The County of Los Angeles Board of Supervisors (Board) is the governing body and County departments and agencies provide municipal services, including all housing programs.

Los Angeles Urban County

The Los Angeles Urban County is comprised of unincorporated Los Angeles County and 48 participating cities, as shown in **Table III-48**. **Table III-49** summarizes the service areas covered by each funding program.

Table III-48: Los Angeles Urban County Participating Cities

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

Source: Los Angeles County Development Authority.

Table III-49: Funding Sources and Applicable Service Areas

Funding Program	Responsible Agency	Los Angeles County	Unincorporated Areas	Urban County
Community Development Block Grant (CDBG)	LACDA			X
Department of Mental Health Housing Trust Fund	DMH	X		
Emergency Solutions Grants (ESG)	LACDA			X
HOME Investment Partnership (HOME)	LACDA			X
Homeless Prevention Initiative	CEO, LACDA, DCFS, DPSS, Sheriff	X		
Housing Opportunities for Persons with AIDS (HOPWA)	City of Los Angeles	X		
HUD Comprehensive Grant Program (CGP)	LACDA	All public housing units owned and managed by LACDA		
Mortgage Credit Certificate (MCC)	LACDA	Unincorporated areas and 55 cities		
Section 8 Housing Choice Voucher Program	LACDA	All jurisdictions except those with their own public housing authority		
Supportive Housing Program (SHP)	LAHSA	X		

LACDA=Los Angeles County Development Authority; CEO=Chief Executive Office; DCFS=Department of Children and Family Services; DMH=Department of Mental Health; DPSS=Department of Public Social Services; LAHSA=Los Angeles Homeless Services Authority; Sheriff=Sheriff's Department
 Source: Los Angeles County Development Authority.

Funding Sources

The following financial resources are available to the County for new construction and rehabilitation of affordable housing, as well as the preservation of housing units that are at risk of converting to market-rate housing.

Affordable Housing and Sustainable Communities

The State’s Affordable Housing and Sustainable Communities (AHSC) program, initiated in 2014, provides affordable housing loans and capital grants for the creation of affordable housing in conjunction with transportation improvements. The goal of AHSC is to reduce greenhouse gas emissions (GHGs) and vehicle miles traveled (VMT), and increase access to housing and employment. The program prioritizes funding for communities impacted by pollution and at least 50 percent of all AHSC funding must benefit disadvantaged communities, as defined by the CalEnviroScreen 3.0 Tool.

Since 2018, the County’s AHSC Team has provided technical assistance to eligible affordable housing developers with projects in unincorporated Los Angeles County and on County-owned land. AHSC candidates partner with County staff, Enterprise Community Partners, and transit agencies, such as METRO or LADOT, to prepare competitive applications. The County’s interdepartmental team

includes the Chief Executive Office, Chief Sustainability Office, Los Angeles County Development Authority, Parks and Recreation, Public Health, Public Works, and Regional Planning.

Since 2018, the California Strategic Growth Council has awarded \$100 million dollars to six project sites plus related transit upgrades in unincorporated Los Angeles County to deliver 670 affordable units.

No Place Like Home

On July 1, 2016, Governor Brown signed SB 1206, the No Place Like Home (NPLH) Act of 2018, which dedicated up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness

The Los Angeles County Development Authority (LACDA) will function as the lead in requesting funding from HCD, releasing the Notice of Funding Availability (NOFA), loan underwriting, and asset management. The Department of Mental Health will provide supportive services to the tenants in the NPLH-funded units, monitor the provision of services, and approve eligible tenants.

LACDA and the Los Angeles County Department of Mental Health (DMH) are recommending a total of 60 projects for funding under the No Place Like Home (NPLH) Program NOFA 2019-1. A total of \$207 million in NPLH funds was advertised, but approximately \$432 million in project funding was requested.

During the most recent round of applications in 2019, \$44 million were allocated to nine (9) projects in unincorporated Los Angeles County, all of which have been entitled by the Department of Regional Planning or are in the process of obtaining approval.

Affordable Housing Programs Budget Unit

In October 2015, the Board adopted a motion that created a new Affordable Housing Programs Budget Unit (Budget Unit) within the General Fund. The 2015 motion directed that a minimum of 75 percent of the Budget Unit be dedicated to producing new, or preserving existing, affordable housing for very and extremely low-income or homeless households, including workforce housing and permanent supportive housing. The motion further directed that any remaining funds be reserved to support rental assistance, rapid re-housing, shared housing, move-in assistance, and other related services. Pursuant to a subsequent motion in 2017, the Chief Executive Office (CEO) is responsible for making recommendations to the Board regarding expenditures from the Budget Unit. In FY 2016-17 and FY 2017-18, the Budget Unit was used exclusively for purposes related to the LACDA's Notice of Funding Availability (NOFA) process and housing strategies associated with the County Homeless Initiative. In FY 2018-19, the CEO expanded the use of the Budget Unit to include strategies that included the implementation of a coordinated approach to housing preservation. With the public health and economic crises created by COVID-19, for FY 2020-21, the CEO recommended prioritizing funding for emergency rental assistance/eviction defense due to COVID-19 impacts, LACDA's NOFA, the Office of Diversion and Reentry's Permanent Supportive Housing Program, and the County's Affordable Housing Acquisition Fund. As the County plans ahead, the CEO will continue to work with relevant departments to monitor the economic impacts resulting

from COVID-19 to meet the most pressing needs of County residents, while balancing planning efforts to develop a comprehensive program that addresses the affordable housing crisis.

SB2/LEAP Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The County received \$625,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60 percent of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

Annual allocations will fluctuate depending on the real estate activities in previous years.

Community Development Block Grant (CDBG)

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

In the Los Angeles Urban County, CDBG funds are used for supportive services, site acquisition, site improvements, and infrastructure and neighborhood improvements in conjunction with LACDA-sponsored housing developments. For fiscal year (FY) 2021-22, the CDBG allocation for the Los Angeles Urban County was \$22,420,821.

County of Los Angeles Homeless Prevention Initiative (HPI) and Measure H

In 2006, the Board approved a \$100 million Homeless Prevention Initiative (HPI) to prevent and reduce homelessness in Los Angeles County. The HPI funds are administered by the LACDA on

behalf of Supervisorial Districts and provide capital and operating subsidies to projects that serve homeless or at risk of homelessness populations. Furthermore, in March 2017, voters in Los Angeles County passed Measure H, the landmark ¼ percent increase to the County’s sales tax to provide an ongoing revenue stream – an estimated \$355 million per year for ten years — to fund services, rental subsidies and housing. It is designed to fund a comprehensive regional approach encompassing 21 interconnected strategies in six areas to combat homelessness:

- Prevent homelessness
- Subsidize housing
- Increase income
- Provide case management and services
- Create a coordinated system
- Increase affordable/homeless housing

As of September 2020, Measure H-funded programs have served approximately 80,000 individuals, including approximately 48,700 persons who were sheltered in interim housing, 26,100 persons who were permanently housed, and approximately 5,100 persons who were prevented from becoming homeless.

Department of Mental Health Housing Trust Fund

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

Emergency Solutions Grant (ESG)

The ESG program, which was initiated by the Stewart B. McKinney Homeless Assistance Act of 1989, is designed to improve the quality of existing emergency shelters, make available additional emergency shelters, help meet the cost of operating emergency shelters, and provide essential social services to homeless individuals. The ESG program ensures that the homeless have access to safe and sanitary shelter, and to supportive services and other kinds of necessary assistance. The program is also intended to reduce homelessness through the funding of preventive programs and activities.

On December 17, 1993, the City of Los Angeles and County of Los Angeles entered into a joint powers agreement to create the Los Angeles Homeless Services Authority (LAHSA) to provide coordinated homeless services. Programs initially assigned to LAHSA by the City and County include the ESG program and the Cold/Wet Weather Emergency Shelter Program, which is funded in part by

CDBG funds, as well as other homeless services programs. For FY 2021-2022, the ESG allocation for the Los Angeles Urban County was \$1,873,395.

HOME Investment Partnerships (HOME)

The HOME program, which was initiated by Cranston-Gonzales National Affordable Housing Act (NAHA) of 1990, is the largest federal block grant to state and local governments that is designed exclusively to create affordable housing for low income households (up to 80% AMI). HOME funds are awarded annually as formula grants to participating jurisdictions. The program's flexibility allows grantees to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposit.

HOME funds are used throughout the Los Angeles Urban County for short-term and long-term "gap" financing, for both construction loans and permanent loans. HOME funds are also used in support of housing developments undertaken or proposed by Community Housing Development Organizations (CHDOs), and by other non-profit housing developers. For FY 2021-2022, the HOME allocation for the Los Angeles Urban County was \$8,998,893.

Housing Opportunities for People with AIDS (HOPWA)

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

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

HUD Comprehensive Grant Program (CGP)

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

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

HUD Section 8 Housing Choice Voucher Program

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

Mortgage Credit Certificates (MCC) Program

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

Qualified homebuyers that are awarded MCCs may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes. The qualified buyer is awarded a tax credit of up to 15% and the remaining 85% is taken as a deduction from the income.

Supportive Housing Program (SHP)

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

Administrative Resources

The following agencies and organizations form the delivery system of affordable housing and related services in unincorporated Los Angeles County, including new construction and acquisition/rehabilitation of affordable housing, preservation of affordable housing that are at risk of converting to market-rate housing, as well as short-and long-term rental assistance and operating subsidies for low income households with housing challenges.

County of Los Angeles Chief Executive Office

Homeless Initiative

To combat the County's homelessness crisis, the Board launched the Los Angeles County Homeless Initiative (HI) within the Chief Executive Office (CEO) in 2015. In 2016, through a collaborative process with community and government partners, the Board approved 47 initial strategies that reach across government and community boundaries, and allocated \$100 million to this countywide effort. With the passage of Measure H in 2017, the Board approved four additional strategies. Each strategy has designated lead and partnering organizations that work together to develop detailed implementation plans, evaluation plans, and budgets. The Chief Executive Office – Homeless Initiative (CEO – HI) provides oversight and hands-on guidance to deploy the infusion of Measure H funds for 21 of these strategies and maximize the alignment and effectiveness of this unprecedented commitment.

Anti-Racist, Diversity, and Inclusion Initiative (ARDI)

On July 21, 2020, the Board of Supervisors adopted a comprehensive anti-racist agenda that will guide, govern, and increase the County's ongoing commitment to fighting racism in all its dimensions, especially racism that systemically and systematically affects Black residents. The ARDI builds off of previous efforts, focuses on workforce training, reviews national effective practices, and carries out the Board-directed anti-racism agenda. The

ARDI is tasked with evaluating practices, operations, and programs through a lens of racial equity in order to more effectively promote and support policies that prioritize physical and mental health, housing, employment, public safety, and justice in an equitable way for Black residents.

Department of Consumer and Business Affairs

The Los Angeles County Department of Consumer & Business Affairs (DCBA) serves consumers, businesses and communities through education, advocacy, and complaint resolution with the end goal to create a fair marketplace for all. The DCBA operates and oversees specialized programs such as the Office of Immigrant Affairs, Self-help Legal Access Centers, the Office of Cannabis Management and Military Consumer Protection. In addition, the DCBA established the Rental Housing Oversight Commission, Small Business Commission, and the Advisory Commission to advise and support the Los Angeles County Board of Supervisors.

Due to the COVID-19 public health crisis, DCBA has overseen the Los Angeles County Temporary Eviction Moratorium, effective March 4, 2020, through June 30, 2021 unless repealed or extended by the Board, places a Countywide ban on evictions for residential and commercial, including mobilehome space renters. Under the County's Moratorium, tenants may not be evicted for COVID-19 related nonpayment of rent, as well as no-fault reasons, denying entry to a landlord, nuisance, or unauthorized occupants or pets – if related to COVID-19.

The DCBA also oversees the implementation of the Rent and Mobilehome Stabilization Ordinance (RSO) which standardizes rent increases and extends eviction protections in unincorporated Los Angeles County. As part of the RSO, DCBA will establish a rental unit registry program to track all qualified units long-term.

County of Los Angeles Department of Regional Planning (DRP)

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

DRP is the lead agency in the preparation and amendments of the General Plan, including the Housing Element. DRP also implements and facilitates amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code including the recently adopted housing ordinances such as: Inclusionary Housing Ordinance, By-Right Housing Ordinance, Affordable Housing Preservation Ordinance, and the Interim and Supportive Housing Ordinance.

Los Angeles County Development Authority (LACDA)

LACDA serves as the County's affordable housing and community development agency. It represents the consolidation of the Community Development Commission and the Housing Authority of the County of Los Angeles. LACDA's wide-ranging programs benefit residents and business owners in unincorporated Los Angeles County and in participating cities. LACDA monitors and enforces the duration of affordability and/or age restrictions of income- and/or age- restricted units through covenants. Also, LACDA ensures that the supportive services identified covenant are rendered in supportive housing developments.

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

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

Los Angeles Homeless Services Authority (LAHSA)

LAHSA is a Joint Powers Authority established in 1993 as an independent agency by the City and the County of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care and coordinates and manages various federal, state, local funds for programs providing shelter, housing, and services to homeless persons in the City and County of Los Angeles.

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

Affordable Housing Providers

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

Resources for Special Needs Housing

Los Angeles County Development Authority (LACDA)

LACDA develops and administers housing programs that serve a wide range of individuals and households earning below 80% of AMI, with the majority of rental housing programs targeted to income ranges from 25% - 60% of AMI. Allocation of resources among different special needs

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

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

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

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

County of Los Angeles Department of Health Services Housing For Health

The Los Angeles County Department of Health Services (DHS) Housing for Health (HFH) division provides housing and supportive services to homeless clients with physical and/or behavioral health conditions, high utilizers of County services, and other vulnerable populations. Permanent supportive housing, which is the foundation of HFH approach, includes decent, safe, and affordable housing linked to a flexible array of supportive services. These on-site or roving, field-based supportive services with access to medical and behavioral health care are integral to achieving housing stability, improved health status, and greater levels of independence and economic security.

In February 2014, HFH launched the Flexible Housing Subsidy Pool (FHSP), a new and innovative way to provide rental subsidies operated by the non-profit partner, Brilliant Corners, and is designed to provide rental subsidies in a variety of housing settings, including project-based and scattered site housing. The FHSP was designed so that other funders, including other County departments, would be able to add funds to serve clients that they prioritize for housing. Funding for the FHSP currently comes from DHS, the Department of Mental Health, the Probation Department, the Sherriff's Department, the CEO's Homeless Initiative (including a significant amount of Measure H and Homeless Prevention Initiative funding), LA Care, Whole Person Care, the Department of Public and Social Services, the California Department of Social Services and from the Board.

In addition, HFH also administers the Housing and Jobs Collaborative (HJC), which is a rapid rehousing program that connects individuals experiencing homelessness to affordable permanent housing through a tailored package of services that includes flexible term rental subsidies, case

management and employment services. HJC is client-centered and employs a “whatever it takes approach” to assist clients in their transition from homelessness to permanent housing.

County of Los Angeles Department of Health Services – Office of Diversion and Reentry

DHS Office of Diversion and Reentry (ODR) was created by the Board in September 2015 to develop and implement county-wide criminal justice diversion for persons with mental and/or substance use disorders and to provide reentry support services. ODR is another division within DHS that focuses on permanent supportive housing and Enriched Residential Care for their clients. The goals of ODR include reducing the number of mentally ill inmates in the Los Angeles County Jails, reducing recidivism, and improving the health outcomes of justice-involved populations who have the most serious underlying health needs. ODR leverages HFH’s infrastructure to provide permanent supportive housing to individuals exiting the criminal justice system.

County of Los Angeles Department of Mental Health

The Los Angeles County Department of Mental Health (DMH) Countywide Housing, Employment and Education Resource Development (CHEERD) Division provides a range of housing services and resources for homeless consumers that includes housing subsidies through the Section 8 Housing Choice Voucher Program and Shelter Plus Care Program; financial assistance for rental assistance, household goods and eviction prevention through the Countywide Housing Assistance Program; and temporary shelter through the Specialized Shelter Bed Program. In addition, the CHEERD Division provides capital development funding and operating subsidies from resources such as Mental Health Service Act (MHSA), the Mental Health Housing Program Funds (MHHP), Special Needs Housing Program (SNHP) and Federal Housing Subsidy Unit Program for the creation of new permanent supportive housing throughout Los Angeles County. Through partnerships with developers, on-site service providers and property management companies, DMH is increasing the amount of affordable housing available to individuals with mental illness and their families.

Reasonable Accommodations Ordinance

The Reasonable Accommodations Ordinance is a procedure in the Zoning Code for persons with disabilities to request reasonable accommodations from land use and zoning standards or procedures, when those standards or procedures are a barrier to equal housing access, pursuant to state and federal fair housing laws. As part of the Housing Element Implementation Program, by 2029, DRP will study the need to update the Reasonable Accommodations Ordinance and amend it if necessary.

Opportunities for Energy Conservation

Green Building Construction and Operations

In 2010, in response to the mandates set forth in CALGreen (2010 California Green Building Standards Code), the Board of Supervisors adopted the Los Angeles County Green Building Standards Code (Title 31), which is updated every three years.

The County also encourages the use of sustainable construction materials and energy-efficient equipment, as well as the installation of energy-efficient appliances and fixtures in affordable housing developments. As part of the Notice of Funding Availability issued by LACDA, the County

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

Climate Action Plan

The Los Angeles County Community Climate Action Plan (CCAP), adopted in 2015, specifies the County's goals for greenhouse gas (GHG) emission reductions within unincorporated Los Angeles County. The update to the CAP, which is included as a Housing Element program, will identify actions to reduce greenhouse gas emissions and adapt to a changing climate, including transit-oriented development and other pro-housing strategies. Completing the update to the CAP will also create a streamlined procedure for environmental clearance for individual projects.

Southern California Regional Energy Network (SoCalRen)

The County Internal Services Department (ISD) manages a portfolio of energy efficiency programs that support communities, local governments, commercial businesses and residential and multifamily property owners. Through annual funding provided by the California Public Utilities Commission (PUC), ISD also administers the Southern California Regional Energy Network (SoCalREN) that supports energy efficiency programs and has held secured funding guaranteed until 2025. Despite the challenges posed by the COVID-19 pandemic, the SoCalREN was able to achieve over 11 million in kWh electricity savings and over 200,000 therms of natural gas savings. In addition, SoCalREN has launched a program that helps tackle homelessness for at-risk foster youth, training them to enter the green job workforce as entry level applicants. In 2020, the SoCalREN also launched its Multifamily Financing Loan Loss Reserve to assist multifamily property owners in the implementation of their energy efficiency projects so that they may reduce their operating expenses and reduce their energy usage.