
HOUSING ELEMENT ANNUAL PROGRESS REPORT

CY 2021

Introduction

The purpose of this report is to demonstrate the County's compliance with the requirements of Government Code sections 65400(a)(2), 65400.1, and 65400.2, which mandate local jurisdictions to prepare an annual report on the implementation progress of the housing element of their general plan. The report must provide information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board, where members of the public can submit oral and/or written comments on the report.

This report includes information on housing activities in the 2021 calendar year, which includes two housing element planning periods: the Fifth Revision to the Housing Element from January 1, 2021-October 14, 2021, and the Sixth Revision of the Housing Element from October 15, 2021 to December 31, 2021.

I. HOUSING ELEMENT UPDATES

FIFTH REVISION

On February 4, 2014, the Board adopted the Fifth Revision to the Housing Element, which covers the time period of October 15, 2014-October 14, 2021. On April 30, 2014, the Housing Element was certified by HCD.

SIXTH REVISION

On November 30, 2021, the Board adopted the Sixth Revision to the Housing Element, which covers the time period of October 15, 2021-October 14, 2029. The Housing Element is currently under certification review by HCD.

II. REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION

The Southern California Association of Governments is responsible for determining the Regional Housing Needs Assessment (RHNA) allocation for each local jurisdiction within its six-county region. The County is required through the Housing Element to ensure the availability of residential sites at adequate densities and appropriate development standards in the

unincorporated areas to accommodate the RHNA over the planning period. During the implementation period, the County is required to report on the progress toward reaching the RHNA goals through residential building permit activities.

FIFTH REVISION

For the Fifth Revision of the Housing Element, unincorporated Los Angeles County was allocated a RHNA of 30,145 units, which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of Area Median Income, or AMI): 7,854 units
- Lower Income (51 to 80 percent of AMI): 4,650 units
- Moderate Income (81 to 120 percent of AMI): 5,060 units
- Above Moderate Income (more than 120 percent of AMI): 12,581 units

SIXTH REVISION

For the Sixth Revision of the Housing Element, unincorporated Los Angeles County was allocated a RHNA of 90,052 units, which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of Area Median Income, or AMI): 25,648 units
- Lower Income (51 to 80 percent of AMI): 13,691 units
- Moderate Income (81 to 120 percent of AMI): 14,180 units
- Above Moderate Income (more than 120 percent of AMI): 36,533 units

II. HOUSING ELEMENT PROGRESS FOR CY 2021

With the passage of Assembly Bill 1486 and Assembly Bill 101 in 2019, Assembly Bill 1255, Assembly Bill 2345 and Assembly Bill 83 in 2020, local jurisdictions are subject to new data requirements for the Housing Element Annual Progress Report. These changes are reflected in a form provided by HCD, which can be found as Attachment 1 and 2.¹

To fulfill these requirements, the County is submitting the following tables:²

- **Table A:** Includes a list of all completed housing development applications submitted in CY 2021.
- **Table A2:** Is a summary of annual building activity, including entitlements and permits, in CY 2021.
- **Table B:** Provides the status of the County's progress toward meeting its RHNA for the housing element period as of CY 2021, based on the building permit activity reported in Table A2. The RHNA is adjusted to account for RHNA transfers to cities for annexations

¹ Please note that Table B in Attachment 1 only includes units that were permitted during the portion of the year that was in the Fifth Revision of the Housing Element (January 1 through October 14). Table B in Attachment 2 includes units that were permitted since the start of the Sixth Revision of the Housing Element (October 15 through December 31). Attachment 1 can be found at http://planning.lacounty.gov/assets/upl/project/housing_apr-2021_5th.xlsm. Attachment 2 can be found at http://planning.lacounty.gov/assets/upl/project/housing_apr-2021_6th.xlsm.

² Table D in Attachment 2 and Tables C, E, and F in both attachments are not applicable.

during the housing element period.

- **Table D:** Describes the status of all programs in CY 2021, including efforts to remove governmental constraints to the maintenance, implementation, and development of housing, as described in the Housing Element.
- **Table G:** Describes locally owned sites that were included in the Housing Element Sites Inventory and were sold, leased, or otherwise disposed of in CY 2021.
- **Table H:** Describes any locally owned or controlled lands declared surplus or identified as excess in CY 2021.
- **LEAP:** Updates the status of the proposed uses listed in the County's application for funding under the Local Early Action Planning (LEAP) grant and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.