


February 9, 2023

TO: Joshua Huntington, AICP, Subdivisions
Rob Glaser, Coastal Development Services
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Carmen Sainz, Metro Development Services
Edward Rojas, AICP, Operations & Major Projects

FROM: David DeGrazia, Deputy Director 

CERTIFICATION OF REVISED COUNTY OF LOS ANGELES HOUSING ELEMENT (2021-2029) AND NO NET LOSS LAW IMPLEMENTATION

The Revised County of Los Angeles Housing Element (2021-2029), which was adopted by the Board of Supervisors on May 17, 2022, was certified by the California Department of Housing and Community Development (HCD) on May 27, 2022. The state-certified Housing Element is available at <https://planning.lacounty.gov/housing/>.

Pursuant to Government Code section 65863 (No Net Loss Law), the County must ensure that development opportunities, as identified in the Housing Element Sites Inventory and the Rezoning Program, remain available throughout the Housing Element planning period to accommodate the County's Regional Housing Need Allocation (RHNA). Since the County's capacity to accommodate its RHNA continues to change as developments approved by the County will not align with the capacity anticipated in the Housing Element, the County must constantly monitor entitlement and permitting activities to ensure that the County maintains, at all times, adequate sites to accommodate its remaining unmet RHNA by each income category.

Moreover, if the County approves a development on a parcel identified in the Housing Element Sites Inventory or Rezoning Program with fewer units than shown in the Housing Element at any income category, the County must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income category or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. Please see Attachment A for a step-by-step guide on how to determine whether the state-mandated findings are required during project review. A copy of the State law (Attachment B) is also attached for your reference.

If you have any questions or need further information, please contact Tina Fung, Supervising Regional Planner, in the Housing Policy Section at (213) 974-6417 or tfung@planning.lacounty.gov.

NO NET LOSS LAW IMPLEMENTATION

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Attachments:

- A. No Net Loss Step-by-Step Guide for Current Planners
- B. No Net Loss Law Statute (Government Code section 65863)

c: Amy J. Bodek, AICP, Director
Dennis Slavin, Chief Deputy Director
Jon Sanabria, Deputy Director
Connie Chung, AICP, Deputy Director
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