LOS ANGELES COUNTY HOUSING ELEMENT, 2014-2021

APPENDICES

TEXT ONLY VERSION

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APPENDIX A: ADEQUATE SITES INVENTORY

The Adequate Sites Inventory identifies sites to accommodate the County's share of the regional housing need in the unincorporated areas. The Adequate Sites Inventory is comprised of vacant and underutilized sites that have been identified through this Housing Element Update, as well as sites listed in the 2008 Housing Element. Please refer to the Department of Regional Planning web site (http://planning.lacounty.gov/housing) to access the following datasets:

Table A.1: 2013 Vacant and Underutilized Sites
Table A.2: Revised 2008 Vacant Sites Part 1
Table A.3: Revised 2008 Vacant Sites Part 2
Table A.4: Revised 2008 Underutilized Sites Part 1
Table A.5: Revised 2008 Underutilized Sites Part 2

Table A.6: Summary of Adequate Sites Inventory

Source of Residential Sites	Affordability				TOTAL
	Very Low	Lower	Moderate	Above Moderate	
RHNA	**7,854**	**4,650**	**5,060**	**12,581**	**30,145**
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	--	--	--	3,623	3,623
2013 Vacant and Underutilized Sites		5,445	2,295		7,740
2008 Vacant and Underutilized Sites		10,587	3,574		14,161
TOTAL Adequate Sites		17,167	7,161	24,215	48,543

Source: Department of Regional Planning.

Figure A.1: Los Angeles County Adequate Sites Inventory

APPENDIX B: GENERAL PLAN UPDATE/ADEQUATE SITES ANALYSIS

The following is an analysis of the proposed land uses and zone changes in the General Plan Update, which is scheduled for completion in late 2014. As the table shows, with the proposed General Plan Update, the County will continue to demonstrate its ability to meet the RHNA for the 2014-2021 planning period.

Please refer to the Department of Regional Planning web site (http://planning.lacounty.gov/housing) to access the following document.

Table B.1: General Plan Update / Adequate Sites Analysis

Table B.2 Summary of Adequate Sites Inventory - 2035 General Plan Update					
Source of Residential Sites	Affordability				Total
	Very Low	Lower	Moderate	Above Moderate	
RHNA	**12,504**		**5,060**	**12,581**	**30,145**
Newhall Ranch Specific Plan	440	550	1,210	19,108	21,308
Marina del Rey Specific Plan	51	94	82	1,484	1,711
Northlake Specific Plan	0	0	0	3,623	3,623
Draft Third Street Specific Plan	5,330		5,343	0	10,673
Vacant and Underutilized Sites	6,789		3,359	0	10,148
Total Adequate Sites	13,254		9,994	24,215	47,463
Excess Capacity	750		4,934	11,634	17,318
Source: Department of Regional Planning.					

Figure B.1: General Plan Update / Adequate Sites Analysis

The methodology used to identify sites is the same as the methodology described in the Resources Section of the Housing Element (pages 113-119), except for following differences:

- Inclusion of the Draft Third Street Specific Plan: This analysis incorporates units anticipated for development in the unincorporated East Los Angeles TOD corridor along the Metro Gold Line Extension. The median income in East Los Angeles is estimated to be about 34% below the County average, while average household sizes are larger. Additionally, home prices, residential rents and the rates of homeownership are lower. Housing development is anticipated to provide an additional 10,673 multi-family housing units in the specific plan area. Nearly half of this total comes from parcels that allow a maximum density of 32 units/acre.These parcels have the potential for 5,330 units that are considered affordable for very low and lower income households. The other half of this total comes from parcels that allow a maximum density of 13 units/acre. These parcels have the potential for 5,343 units that are considered affordable for moderate income households in East Los Angeles. The Third Street Specific Plan is anticipated to be completed by early summer 2014.

- New zones and new General Plan land use categories: In this analysis, some of the sites have been selected based on the application of new zones and land use designations that are proposed in the General Plan Update, such as the Mixed Use land use designation, which allows up to 150 units/acre.

- Expanded TODs: This analysis applies density assumptions to more sites based on the addition of new and expanded TODs in the General Plan Update.

- Exclusion of General Plan Infill Policy assumptions: This analysis does not apply assumptions regarding the General Plan Infill Policy, which permits new residential development within existing urban areas not covered by a community plan to exceed those depicted on the Land Use Policy Map. The General Plan Update does not include this policy.

- Exclusion of vacant and underutilized sites identified from the 2008 Housing Element: This analysis does not presume the inclusion of additional sites identified in the 2008 Housing Element Adequate Sites Inventory, which are based on a different methodology and represent sites that are smaller than 10,000 sq. ft.

APPENDIX C: REVIEW OF PAST ACCOMPLISHMENTS

Progress Toward Meeting the Regional Housing Needs Assessment (RHNA) Allocation

As of December 31, 2012, 6,295 units were constructed in the unincorporated areas, representing about 12% of the County's RHNA for the planning period (**Table C.1**). The County achieved less than 4% of the very low and lower income RHNA.

Table C.1: Progress Toward RHNA

	Very Low Income	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA	13,693	8,607	9,312	21,585	53,197
Units Constructed	245	56	344	5,650	6,295
Remaining	13,448	8,551	8,968	15,935	46,902
% Completed	2%	1%	4%	26%	12%

Source: 2012 Housing Element Annual Progress Report.

Progress Toward Implementing Programs and Objectives

When updating the Housing Element, the State law requires that the local jurisdiction review its previous Housing Element in order to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
- The effectiveness of the Housing Element in the attainment of the community's housing goals and objectives.
- The progress in implementing the Housing Element.

A program-by-program review of the County's accomplishments under the previous Housing Element is presented in **Table C.2**.

Table C.2: Review of 2008 Housing Element Programs

Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
1. Adequate Sites for Regional Housing Needs Allocation	• Facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA of 57,176 units. • Maintain an inventory of sites and make it available to interested developers. • Pursue completion and adoption of the General Plan Update and its associated Zoning Ordinance amendments by 2010.	The DRP continues to maintain the adequate sites inventory. The DRP has been working with the County CEO to coordinate the transfer of RHNA in annexations and incorporations. During the planning period, the County transferred a total of 2,181 units as follows; 2,164 units to the City of Santa Clarita; 8 units to the City of Diamond Bar; and 9 units to the City of Calabasas. The DRP is preparing the General Plan Update, which is being coordinated with multiple planning initiatives, including but not limited to the County's Community Climate Action Plan, the Antelope Valley Area Plan Update and the Zoning Ordinance Update Program. The General Plan Update and its concurrent initiatives are anticipated to be completed in 2014.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
2. Removal of Governmental Constraints	• Amend the Zoning Ordinance through the Zoning Ordinance Update Program (ZOUP) and other programs by 2010. • Prepare reasonable accommodation policy and procedure by 2009.	The DRP has identified two comprehensive efforts to amend the zoning code: • Technical Update to Title 22: Amends Title 22 to reorganize, clarify and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or redundant code provisions, and streamline administrative and case processing procedures. The result will be a County Zoning Ordinance that is organized, efficient, and easy to use. • Zoning Ordinance Update Program: Amends Title 22 with policy changes, such as deleting obsolete uses and adding emerging uses, changing permitting allowances on a number of uses, modifying or adding development standards, conferring new duties and procedures and modifying existing ones. This project will be implemented on chapter by chapter basis, focusing on specific subject matter: recycling, parking, land use categories, etc. On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations (with respect to planning and land use regulations) in order to obtain equal opportunity to housing. In 2012, the Department finalized application materials and review procedures, and granted three reasonable accommodations requests.
3. Affordable Housing Density Bonus Program	By 2009, promote the County Density Bonus Program to developers, particularly in conjunction with the Mixed Use Ordinance and Transit Oriented Districts, through the dissemination of brochures, presentations and web postings on the DRP web site, and by offering technical assistance to the public.	Staff continues to offer technical assistance and consultation to the public.
4. Infill Sites Utilization Program	Promote awareness of the County's Infill Sites program to small property owners/developers, as funds become available, in conjunction with the efforts for the Affordable Housing Density Bonus Program (Program 3).	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. The amended and successful program provided for the acquisition and rehabilitation of 20 units to be reserved for households earning less than 50% of the Area Median Income. The NSP 3 program will continue until at least June 30, 2013.
5. Graduated Density Zoning	• Conduct study to determine the feasibility of a graduated zoning approach in 2010. • In the event that the program is determined to not be feasible, establish an alternative program to incentivize lot consolidation to promote appropriate and targeted higher density housing.	Due to lack of funding, this study was not completed. SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
6. Transit Oriented Districts	• Adopt the Metro Gold Line Eastside Extension TOD Specific Plan by 2009. • Using the Gold Line TOD as a model, retool and enhance existing TODs, including providing additional incentives for housing development by 2011. • Promote the use of incentives available for all TODs.	The County is moving forward with continuing efforts to complete the Third Street Specific Plan for the unincorporated portion of the East Los Angeles, located north and south of the Metro Gold Line Eastside Extension. The Third Street Specific Plan defines a vision and a set development principles to guide future development within the plan area over the next 20 years. The Specific Plan includes a form based code and recommendations for improving the public realm, which are intended to implement principles of transit-oriented development. With the General Plan Update and the 2014-2021 Housing Element Update, the County is also continuing to develop the General Plan TOD Program, which identifies unincorporated areas within a ½ mile of a Metro transit station. Upon adoption of the General Plan Update, the County will prepare specific plans for each TOD. The specific plans will focus on land use and zoning, infrastructure, open space, access and streamlined environmental review.
7. Land Banking/Write Downs	• Develop an inventory of potential properties in 2009 and update quarterly. • Establish a land banking strategy in 2009 and identify appropriate funding sources (certain funding sources have strict limitations on land banking activities, e.g., CDBG and HOME). • Review the list of surplus properties owned by other County departments on a quarterly basis to identify potential sites for affordable housing.	Due to the implementation of a new policy, no CDC administered funds will be used to land bank or develop sites within 500 feet of a freeway. As a result, those sites previously acquired that meet this criteria will be sold to the market. Funding constraints will not allow the purchase of additional sites for land banking at this time. The disposition of "surplus" sites has been complicated by the dissolution of redevelopment agencies in 2012 and the acceptable process is being determined. In addition, SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.
8. Second Unit Ordinance	• Promote second unit development through the County web site and brochures at public counters. • Retool the existing Second Unit Ordinance to emphasize good design through a streamlined procedure and flexibility in standards by 2013. • Study the feasibility of hosting a design competition for second units and implementing a procedure for pre-approved plans, using the winning entries.	During the planning period, 265 applications for second units were approved under the County's Second Unit Ordinance.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
9. Community Land Trust	• Evaluate the feasibility of establishing a land trust in 2009. • In the event that the program is not feasible, develop an alternative program to promote long-term affordable homeownership.	Negotiations with the developer of for-sale units to be a part of a land trust were placed on hold due to market conditions, and remained so through 2012. Conditions will be evaluated on an ongoing basis. Literature reviews and other research on community land trusts are being conducted in conjunction with the Housing Element Update. SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.
10. Inclusionary Housing Program	• Evaluate the feasibility of establishing an inclusionary housing policy in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing an inclusionary housing program, and to report back to the Board in a year. On July 2, 2012, the Department submitted the final report to the Board. Due to a recent court decision, *Palmer/Sixth Street Properties v. City of Los Angeles*, which restricts local jurisdictions from implementing mandatory inclusionary housing policies that apply to rental housing, in the report, the Department of Regional Planning does not recommend pursuing an inclusionary housing policy, and instead recommends the consideration of alternative strategies to address housing affordability in the unincorporated areas.
11. Commercial Linkage Fee for Housing	• Evaluate the feasibility of establishing a commercial linkage fee for housing in 2010. • In the event that the program is not feasible, develop other strategies for creating a local source of funding for affordable housing.	Due to a lack of funding, this study was not completed. SB 375 requires that all housing programs have a beneficial impact during the housing period. Los Angeles County resources for affordable housing are limited due to the elimination of Redevelopment's tax incentives and reduced affordable housing funds. It was determined that resources were not available to ensure this program will be implemented in the 2014-2021 housing period. Therefore this program was not continued.
12. Small Lot Subdivisions	• Explore the feasibility of establishing a program for small lot subdivisions in 2011, and if feasible, pursue Zoning Ordinance amendments in 2012. • In the event that the program is not feasible, develop another strategy to promote affordable homeownership through smaller-sized houses.	On August 5, 2008, the Los Angeles County Board of Supervisors adopted the 2008-2014 Housing Element and instructed the Department of Regional Planning (DRP) to initiate a feasibility study for establishing a program for small lot subdivisions and to report back to the Board in a year. In October of 2009, the staff submitted a feasibility study to the Board of Supervisors. In December of 2012, the Regional Planning Commission initiated the preparation of the ordinance, which is anticipated to be completed in 2014.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
13. Countywide Affordable Rental Housing Development	Assist in the development of 450 low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the next planning period.	During the planning period, approximately $156.5 million in public funds in City of Industry, County homeless, and First Five LA funds, along with 475 project-based vouchers and 50 project-based Veterans Affairs Supportive Housing Vouchers, were made available . Sixty-six (66) applications were received containing 2045 units and 19 applications for $21.5 million of rental assistance were received.
14. Priority of Water and Sewer for Affordable Housing	Upon adoption and certification of the Housing Element, provide copies of the Housing Element, including information on sites used to meet the County's low income RHNA, to all water and sewer districts that may be required to provide service to developments within the unincorporated areas.	In March 2009, the Department of Regional Planning distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.
15. Redevelopment Affordable Housing Requirements	Provide financing, technical assistance, as well as a revolving loan fund, to acquire sites and assist in the development of 143 affordable housing units in the Redevelopment project areas by 2009: 1. East Rancho Dominguez – 69 units 2. Willowbrook – 60 units 3. West Altadena – 14 units	During the planning period, 69 affordable units were developed in East Rancho Dominguez. The project, Casa Dominguez, consists of 10 one-bedroom units, 26 two-bedroom units, 23 three bedroom units and 10 four-bedroom units all of which are affordable to households with incomes that do not exceed 50% of the area median income. Seven of the units are reserved for emancipated foster youth between the ages of 18 and 24. The project also includes a family service center, which consists of a health clinic and child care center and was one of the first multifamily rental developments to be LEED certified Platinum in California. With the elimination Redevelopment Areas and Agencies, projects proposed for Willowbrook and Altadena will not proceed as redevelopment area projects.
16. Homebuyer Assistance*	Assist 1,200 low and moderate income first-time homebuyers in the unincorporated areas, along with 43 affordable units through AHOP, during the planning period. 1. HOP – 300 households 2. MCC – 420 households 3. SCHFA – 480 households 4. AHOP – 43 affordable units	HOP - 589 downpayment assistance loans were funded with a value of $35,811,848. MCC -240 MCC's were issued with a value of $28,927,552 SCHFA -164 loans were originated. AHOP -27 units were sold.
17. Section 8 Rental Housing Assistance	Provide rental assistance to 4,000 extremely low and very low income households, and homeless individuals and families in the unincorporated areas during the planning period. • Housing Choice Voucher – 3,800 households • Homeless Housing Program – 70 homeless individuals or families • Housing Assistance for Homeless with AIDS – 30 homeless persons with HIV/AIDS	As a part of its ongoing Housing Choice Voucher Program, the Housing Authority monitors an allocation of over 23,000 Vouchers including 426 Project based vouchers and 560 Homeless Set Aside vouchers, plus 855 Veterans Affairs Supportive Housing (VASH) vouchers. Nearly all Vouchers require monthly monitoring and payments. A total of 3,390 vouchers for homeless families were allocated during this period, with 2,050 requiring assistance.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
18. Family Self Sufficiency Program	• Assist 100 Section 8 recipients and public housing residents in the unincorporated areas to achieve self-sufficiency and homeownership during the planning period. • Annually apply to foundations, corporations, and public and private organizations for funds to provide additionally needed supportive services during the planning period.	Ongoing efforts are made to assist Section 8 participants and public housing residents to achieve self sufficiency. Qualified applicants are made aware of home ownership opportunities.
19. Housing Relocation for CalWORKS Recepients	Continue to provide assistance to CalWORKs participants during the planning period.	The Department of Public Social Services continues to administer this program to provide housing relocation support to CalWORKs participants.
20. Shelter Plus Care - Supportive Housing Programs	Annually apply for funding to develop and expand the Continuum of Care strategy for the homeless, using Shelter Plus Care – Supportive Housing Program during the planning period.	LACDC/HACOLA applied for and received approximately $9.4 million for seven (7)Shelter Plus Care grants during the planning period. The grants were administered in partnership with the Los Angeles County Department of Mental Health, the City of West Hollywood, and non-profit organizations including Ocean Park Community Center, New Directions, Inc., and A Community of Friends to serve a total of 286 homeless veterans, individuals with severe mental illness and individuals and/or families with special needs. Additionally, LACDC/HACOLA has received over $44.2 million dollars in renewal funding during the planning period to support existing Shelter Plus Care projects.
21. Green Building Program	The Green Building Program is currently in development; anticipated adoption by the Board of Supervisors by end of 2008, standards to be required by 2009, and certification for certain residential projects may be required by 2010. Low impact development and drought-tolerant landscaping will be applicable immediately after adoption.	On November 18, 2008, the Los Angeles County Board of Supervisors adopted the County's Green Building Program. The program, which is comprises of three ordinances, addresses energy efficiency, water conservation, the use of recycled materials, the importance of rainwater infiltration and the need for better indoor air quality. The Green Building Ordinance seeks to reduce the need for energy within buildings, ensure that construction waste is diverted from landfills and provide the infrastructure for future environmentally friendly technologies. The Drought-tolerant Landscaping Ordinances provides guidelines of how to plant more water efficient landscapes, which both look nice and cost less to maintain. Finally, the Low Impact Development Ordinance guides the creation of developments that allow infiltration and treatment of rainwater that would otherwise flow into gutters. On November 3, 2010, the Board of Supervisors approved the integration of the CAL Green Code in to the County's Building code, which amended the Drought-Tolerant Landscape Ordinance, and the Low-Impact Development (LID) ordinance, with an effective date of January 1, 2011.
22. Energy Efficiency-Based Utility Allowance Schedule	• Conduct annual updates on standard utility allowance and develop EEBUA based on standard allowance.• Develop implementation of the program by 2009. • Market to and train area developers as part of the CDC's affordable housing NOFA/RFP process.	Consultants prepared a draft EEBUA through funding by CEC. However, the California Tax Credit Allocation Committee (TCAC) developed the California Utility Allowance Calculator (CUAC) in 2009, to be used in place of the EEBUA for tax credit projects. No further work is anticipated.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
23. Green Grant Program	Annually allocate funding to implement program based on CDBG funding availability.	During the planning period, the program served 45 households.
24. Ownership Housing Rehabilitation Program	Assist 1,730 low income households in the unincorporated areas during the planning period. 1. Single-Family Loan – 240 households 2. Single-Family Grant – 1,200 households 3. Residential Sound Insulation – 50 households 4. Handyworker – 240 households	The following number of loans/grants were completed during the planning period: 221Single-Family Rehab Loans; 973 Single-Family Grants; 535 Residential Sound Insulation Grants; and 195 Handyworker Grants.
25. Public Housing Modernization Program	Continue to improve and modernize the 1,945 public housing units in the unincorporated areas during the planning period.	Modernization of existing public housing is an ongoing activity of the Housing Authority, and over 1,923 units were undergoing modernization during the planning period.
26. Preservation of At-Risk Housing	• Annually update the status of at-risk housing projects during the planning period. • Discuss preservation options with at-risk project owners. As funding permits, explore acquisition of at-risk projects or extension of affordability covenants. • Contact non-profit housing organizations by the end of 2009 to solicit interest in preserving at-risk housing projects. • Pursue funding from state and federal programs to assist in preserving at-risk housing. • Allocate Section 8 Housing Choice Vouchers for households displaced due to the expiration of Section 8 project-based rental assistance. • Work with non-profits and landlords to provide notification of expiring units to tenants; engage tenants in the effort to preserve at-risk units, in addition to identifying affordable housing options.	No actions were taken. During this time, the following at-risk affordable projects converted to market-rate: • 2136-2142 Raymond Avenue, HOME, 5 units on 11/2/2008 • 2101-2105 E. 124th Street, HOME, 3 units on 2/1/2009 The funding for that came from a rental rehab program, which is no longer available.
27. Fair Housing Programs	• Annually allocate funding to support fair housing and tenant/landlord services during the planning period. • Provide training to County staff on fair housing laws and responsibilities.	Fair housing and tenant services activities were ongoing through 2012. An average of over 2,700 clients annually were directly assisted under the program, with about 7% of those assisted having discrimination inquiries, and with about 27% of the inquiries resulting in fair housing cases being opened. The program continues to distribute relevant literature, sponsor public service announcements and host community event informational forums, summits, workshops and booths.
28. Homeowner Fraud Prevention	Continue to provide fraud prevention counseling services to low and moderate income homeowners during the planning period.	The Department of Consumer Affairs continues to provide ongoing fraud prevention counseling services to low and moderate income homeowners.

Table C.2: Review of 2008 Housing Element Programs		
Program	Timeframe and Objectives	Progress/Status (Quantify if possible)
29. Coordination and Implementation	• Convene a committee of staff representatives from DRP, CDC, DPW, FD, and Environmental Health to raise awareness of the unique, complicated, and time-sensitive nature of affordable housing development by 2009. • Create and implement a streamlined entitlements procedure for all stages of the development process to expedite the development of affordable housing by 2010.	No formal committee has been established; however, all County departments facilitate the development of affordable housing on a case-by-case basis.
30. Annual Progress Report	Prepare an annual report for submittal to HCD by April 1 during the planning period.	Submitted reports covering all years in the planning period to date.
31. Monitoring of Housing Issues	Ongoing efforts during the planning period include, but are not limited to: 1. Attending housing and legislative review conferences; 2. Attending training workshops; 3. Consulting with housing professionals through the Housing Advisory Committee, Special Needs Housing Alliance, and Land Development Advisory Committee, among others; 4. Working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Income Limits, the Regional Housing Needs Assessment, Density Bonus Law, and the Housing Element Law; 5. Participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and 6. Interfacing with other County agencies and the public.	During the planning period, the County staff worked with the CEO to coordinate legislative responses, primarily related to CEQA infill exemptions and amendments to the Housing Element Law. During the planning period, the staff also worked with SCAG on the development of the 2012 RTP/SCS and RHNA.
Source: Department of Regional Planning.		

APPENDIX D: PUBLIC PARTICIPATION

The County implemented a broad outreach strategy, which included both traditional community outreach and online media resources. The end result was an inclusive process that informed the preparation of the Housing Element. The County's staff reached all socio-economic segments of the community by utilizing online outreach, facilitating community forums, reaching out to developers, and soliciting input from housing advocates.

Housing Element Website, Survey, and Online Media

County staff developed a media outreach campaign that included the Housing Element Update website, email notifications, postcard mailings, an online survey, and announcements on Facebook and Twitter. By utilizing these outreach tools, the staff connected with a wide range of community members, while expanding opportunity for feedback.

The Housing Element Update website served as the clearinghouse for information and to receive feedback on the Housing Element Update. Visitors of the website could request to be added to the Housing Element Update mailing list, leave feedback, obtain general information, as well as review draft materials. The staff posted a draft of the Housing Element Update in April 2013, and provided the public with the opportunity to submit their comments on the Draft Housing Element online.

In addition, participation and feedback were encouraged throughout the Housing Element Update process via an online, informal housing survey. The survey was available in English and Spanish and could be completed on any computer or mobile device. The survey was anonymous and included questions related to existing and future housing needs.

Throughout the survey, respondents were provided opportunities for unrestricted feedback. Public comments were consolidated and reviewed by the staff to gain an understanding of particular issues within a community. The survey results reflected a variety of community perspectives, including public housing tenants, housing developers, and small businesses owners. The staff also attended public meetings with the survey available for those without access to computers. Over 500 surveys were completed across all communities, economic sectors, and interests groups.

In addition to the Housing Element Update website and online survey, the staff also connected with the public through email, postcards, Facebook, and Twitter. These media platforms were utilized to provide updates on the Housing Element and to direct people to the online survey for public comments.

Meetings with Targeted Committees and Groups

The County staff made presentations and solicited input from various stakeholder groups and organizations, including for-profit and non-profit housing developers. Specifically in coordination with the Community Development Commission and their Consolidated Plan Update efforts, we met with the following groups; Century Housing, House of Ruth, Guild Mortgage, AMCAL Housing, Abode Communities, Local Initiative Support Corporation, Mayans Development, Homes for Life Foundation, Volunteers of East Los Angeles, Urban Land Institute – Los Angeles Chapter, Lanterman Regional Center.

These focus groups convened to discuss issues related to the implementation of the General Plan Update and zoning consistency, and the development of affordable housing. The participants

provided insights into funding and regulatory issues, as well as the challenges related to the loss of Redevelopment and the slow economic recovery.

The County staff also participated in focus group discussions concerning barriers to affordable housing, as part of the County's Consolidated Plan Update. Those in attendance included County staff, homeless service providers, affordable housing developers, and business owners. Participants identified regulatory barriers to housing production, including the County's lengthy and complicated entitlement process for housing development. Participants suggested a streamlined, interagency (i.e., Regional Planning, Fire, and Public Works) approach to promoting housing development.

Collaboration with the Los Angeles County Community Development Commission

The County staff also participated in five public meetings, one per County supervisorial district, led by the Community Development Commission (CDC). The topic for these meetings was the Five-Year Consolidated Plan Update, with a focus on policy and actions for housing, economic development, infrastructure, and community and public facility investment. As the Housing Element deals with similar issues, the Housing Element Update team participated in these meetings and had the opportunity to gather feedback and answer questions from the public related to the Housing Element Update. These meetings were held in September 2012 in the following communities: Montebello, Florence-Firestone, West Hollywood, Lomita, Florence-Firestone and Littlerock.

In addition to the CDC's efforts to promote these meetings, the Housing Element team sent more than 4,500 postcards and emails to identified stakeholders and groups. Meetings were also announced on the Housing Element Facebook page and on the Department of Regional Planning Twitter account.

The number of attendees at each meeting ranged from 6 to 75 people. The discussions provided a snapshot of the diverse housing needs and housing characteristics of the unincorporated communities. Through the public participation process, members of the community expressed their concern over housing affordability. Participants also highlighted the need for a variety of housing types to accommodate people at different incomes and life stages, as well as the effects of lingering foreclosures on their communities, particularly in the areas of South Los Angeles and the Antelope Valley. In terms of solutions, participants expressed the need for higher density housing near transit and commercial corridors, as well as mixed use developments.

Table D.1 summarizes input received from the housing survey, outreach meetings, and comment letters. The matrix details public comments and where particular comments are addressed in the Housing Element, if applicable. Additionally, the matrix describes applicable goals, policies, and/or programs within the Housing Element that address the input received.

Table D.1: Public Input Matrix

Comment	Goal/Policy/Program and/or Other Comments
Foreclosures oftentimes remain vacant and unoccupied which negatively impacts communities and reduces property values.	The Homeowner Fraud Prevention Program helps people avoid becoming the victims of fraud in the foreclosure process. The Foreclosed Property Tracking System Program sets proactive inspections of foreclosed properties by Code Enforcement to ensure that these properties are being maintained in conformance with County codes.
Encourage for-profit developers to cross-subsidize affordable projects.	The Affordable Housing Density Bonus Ordinance encourages the provision of affordable housing by for-profit developers. The County's funding programs also support projects that are developed through

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
	for-profit and non-profit partnerships.
Encourage good infill design practices.	The Infill Sites Utilization Program; Transit Oriented Districts; Second Unit Ordinance; and Small Lot Subdivisions are programs that encourage infill development and design.
Promote mixed-use development and higher density residential development. Lack of supply of multi-family developments.	See Policy 2.1. The Transit Oriented Districts program is included in the Housing Element and is one of the main strategies in the forthcoming General Plan Update to accommodate new growth. TODs are areas with access to existing infrastructure and transit opportunities. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Encourage and make it easier to develop second units.	Second Unit Ordinance program is included in the Housing Element.
Promote jobs/housing balance.	The forthcoming General Plan Update addresses jobs-housing balance by increasing densities in areas near jobs and transit. TODs are areas with access to existing infrastructure and transit opportunities. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Lack of infrastructure constrains housing development.	The forthcoming General Plan Update establishes policies that guide the provision of public services and facilities in conjunction with the projected growth in the unincorporated areas. The General Plan Update will utilize Area Plans to evaluate the specific infrastructure needs of a community. Also the TOD program will entail the preparation of TOD Specific Plans to ensure the development of the appropriate infrastructure to support the development vision for the TOD, as well as to streamline the develop process. Future specific plans for each TOD area are to be completed through a comprehensive and community-driven process.
Increasing lack of affordability and scarcity of mobilehomes and mobilehome parks.	The Housing Element encourages a diversity of housing types to promote affordability and housing choice. Specifically as it relates to mobilehomes and mobilehome parks, the existing Density Bonus Ordinance in the zoning code includes incentives for mobilehome parks for senior citizens. In addition, Title 8 of the Los Angeles County Code requires persons to convert, close or cease the use of a mobilehome park to address the impact on the residents to be displaced, and, where required, to take steps to mitigate the adverse impacts on the residents. Furthermore, in Program 3 of the Housing Element Update, we propose to remove constraints to ensure that the County's procedures for permitting mobilehomes are consistent with state law.
Can't afford home purchase, down payment, and/or get mortgage or financing.	The County offers several programs to assist potential homebuyers including Homebuyer Assistance program and Family Self-Sufficiency program which assists families to achieve homeownership.
High housing costs, property taxes and land prices. High construction costs in general.	Home prices in Southern California are showing some signs of improvement relative to other parts of the country. In addition, the Housing Element emphasizes the importance of removing unnecessary governmental barriers to housing development. In addition, the Infill Sites Utilization program, the Small Lot Subdivision Ordinance, the Countywide Affordable Rental Housing Development

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
	program and the CEQA Streamlining program encourage the development of more affordable housing.
Encourage partnerships between the County, churches, and local community economic development initiatives for more affordable and community appropriate housing types. Increase density where it makes sense (i.e. existing infrastructure, access to transit, and in need of new development).	The Countywide Affordable Rental Housing Development Program encourages partnerships with various groups for a variety of affordable housing types. The forthcoming General Plan Update includes a strategy of focusing growth in areas with existing infrastructure and access to transit. Planning for these areas will be achieved through a comprehensive and community-driven process.
Inability to sell my home; loss of property values.	Home prices in Southern California are showing some signs of improvement relative to other parts of the country. The Foreclosed Property Tracking System Program along with the County's other code enforcement programs work to preserve neighborhood property values by ensuring properties are maintained in conformance with County codes.
Encourage the use of green building and LEED standards for new housing.	See Goal 3, Policy 3.2. The County has in place Green Building and Drought Tolerant Landscaping Ordinances for new development. In addition, the Green Grant Program encourages sustainable building practices for new housing.
An increasing number of homeless people needing limited resources.	The First 5 LA program provides housing for homeless families with children under the age of six. The Section 8 Rental Assistance program and the Shelter Plus Care and Supportive Housing programs provide housing for income eligible households and homeless families and individuals. The Winter Shelter program operates annually during the coldest and wettest months of the year to provide the homeless with assistance to services along with overnight shelter and food.
Reform CEQA to make it easier to develop all kinds of housing.	The CEQA Streamlining Program will investigate ways to streamline review and expedite the entitlement process.
Do not allow further development.	The State Housing Element Law requires all local jurisdictions to plan for current and future housing needs.
Build more senior housing and encourage “age in place” options.	See Policy 8.4. The Zoning Ordinance Update Program will remove or modify regulations that constrain the development of housing to low and moderate income households and households with special needs including seniors; and the Countywide Affordable Rental Housing Development Program will encourage development of new housing options.
Poor design and maintenance of some housing.	See Goal 5, Policy 5.3, and Goal 6, Policy 6.1. The Ownership Housing Rehabilitation Assistance Program and the Public Housing Modernization Program improve housing maintenance and rehabilitation needs.
Overcrowding due to extended and multiple families living together.	The County’s strategy toward overcrowding is to expand affordable housing opportunities, which allows families that are doubling up to obtain separate housing arrangements. In addition, room addition is an eligible activity under various housing rehabilitation programs when overcrowding is determined to be an issue.

Table D.1: Public Input Matrix	
Comment	Goal/Policy/Program and/or Other Comments
Illegal conversions to rental units.	The County has a comprehensive code enforcement program that addresses the illegal conversion of garages or other spaces as rental units. In addition, the County has flexible development standards relating to accessory units, duplexes, and second units. These standards encourage property owners to pursue the legalization of the converted units.
Absentee landlords contribute to decreased quality of life.	The County has a comprehensive code enforcement program that addresses maintenance issues. The Foreclosed Property Tracking System ensures that foreclosed properties are maintained in conformance with County codes.
Fees including impact fees and permits are barriers to housing development. Consider a sliding scale of fees to alleviate the barriers to smaller developments.	The County continues to monitor its fee schedule to ensure that it reflects the actual costs of providing facilities and services. Due to extensive infrastructure needs, development impact fees can be high. The County mitigates this constraint for affordable housing development by providing gap financing through the use of CDBG and HOME Funds. In addition, the CEQA Streamlining program will investigate ways the County can help to expedite the review process, which will in turn reduce costs.
Transportation limitations are a barrier to adequate housing.	The County encourages development in areas with access to transit in the Transit Oriented Districts program.
Any increased affordability of housing in distant locations may be negligible when commuting costs are considered.	The County recognizes the impacts that a jobs and housing imbalance can have on affordability. Therefore, affordable housing opportunities are typically concentrated near transit and employment centers. The Transit Oriented Districts program addresses this issue.
Build more market-rate housing to create more affordable housing.	The Housing Element encourages a diversity of housing types included market-rate and income-restricted affordable housing. Both housing strategies play an important role in meeting the regional housing needs for the unincorporated areas during the planning period.
Promote a diversity of housing types.	See Goal 3, Policy 3.1. The Housing Element includes various housing programs to expand housing options, including emergency shelters, transitional housing, and supportive housing, transit-oriented developments, second units, small lot subdivisions.
Preserve existing affordable housing.	See Policy 7.1. The Housing Element includes the Preservation of At-Risk Housing program, and the County offers a variety of housing programs to help preserve and improve the quality of existing housing.
Encourage transit-oriented housing developments.	Both the Affordable Housing Density Bonus Ordinance and the Transit Oriented Districts program promote transit-oriented housing developments.

Table D.1: Public Input Matrix

Comment	Goal/Policy/Program and/or Other Comments
Lengthy and expensive housing development entitlement process. Improve communication and coordination.	The Coordination and Implementation Program is intended to improve the communications and coordination among various County departments and agencies in order to improve the entitlement process. The CEQA Streamlining Program will also investigate ways to streamline review and expedite the entitlement process.
Some areas of the County have limited access and could be an issue in the case of a natural or manmade disaster.	The General Plan Update Safety Element contains policies that address both evacuation planning and emergency response.
Allow adaptive reuse of older commercial buildings.	The County General Plan Update includes a program for adaptive reuse. The Housing Element includes other infill promoting programs such as Infill Sites Utilization Program; Transit Oriented Districts; Second Unit Ordinance; and Small Lot Subdivisions are programs that encourage infill development and design.
Development requirements are too restrictive and prohibit housing development.	Program 3: Zoning Ordinance Update Program will update the County's Zoning Code to remove barriers to housing development.
County should address reasonable accommodations and encourage universal design.	The Board of Supervisors adopted a Reasonable Accommodations Ordinance in the 2011, which is discussed in the Draft Housing Element. In response to this comment, the staff added "universal design" to Policy 8.4.
Ensure that the Housing Element does not trump rural Community Standards Districts and area/community plans, and that some programs, such as TODs and Small Lot Subdivision Ordinance, are not implemented in rural areas.	The Housing Element is a component of the General Plan and must be consistent with the policies and regulations in effect to protect and promote rural community character. The Housing Element does not propose any changes to plans or the zoning code that would trump these provisions. Programs, such as TODs and Small Lot Subdivisions, are described explicitly as infill strategies.
Incorporate policy that precludes residential development within 500 feet of roads exceeding 100,000 vehicles/ day.	This is an issue that we are addressing through the General Plan Update. In the meantime, the staff included a discussion on the siting of residential uses near freeways as a constraint to housing, and identify sites in the Adequate Sites Inventory that are located within 500 feet of a freeway.
Impact of programs in the General Plan Update, such as the revisions to the SEA program and HMA program.	The Housing Element analyzes the currently adopted General Plan, and discusses the currently adopted provisions for Significant Ecological Areas and Hillside Management Areas. However, in Appendix B General Plan Update/adequate sites analysis, the staff did remove sites located within SEAs and HMAs.
The Housing Element should respect and align with the approved locations and scale of development reflected in the recently adopted regional Sustainable Communities Strategy.	The Housing Element analyzes the General Plan, which is the County's local land use document for locations and scale of development. The County staff worked closely with SCAG to implement SB 375, and believe that the Housing Element is overall consistent with the 2012 RTP/SCS.

Source: Department of Regional Planning, 2013.
*This table is a compilation all comments received from stakeholders, including from an online survey that was available from August to December 2012. A total of 702 visitors accessed the survey, with 506 completing or partially completing the survey and providing comments. Additionally, the staff fielded questions from the public at community meetings, as well as via email and telephone.

APPENDIX E: LOS ANGELES COUNTY STATISTICS

The tables below provide the data used for developing the charts found in the Housing Needs Assessment section of the Housing Element. Many of these tables compare the unincorporated areas and Los Angeles County as a whole. In some cases, the comparisons included state and national data.

Table E.1: Land Area (square miles)

	Unincorporated Area	Los Angeles County	% Unincorporated
Mainland	2,508	3,954	63%
San Clemente and Santa Catalina Islands	129	132	98%
TOTAL	2,638	4,086	65%

Source: Department of Regional Planning.

Table E.2: Population, 2010

	Unincorporated Area	Los Angeles County	% Unincorporated
Population	1,057,088	9,818,605	10.8%

Source: U.S. Census 2010, SF 1.

Table E.3: Population Growth 1960-2010

Year	Unincorporated Area	% Change	Los Angeles County	% Change
1960	1,096,250		6,042,686	
1970	1,033,457	-5.7%	7,041,980	16.5%
1980	1,004,485	-2.8%	7,477,503	6.2%
1990	970,194	-3.4%	8,863,052	18.5%
2000	988,208	1.9%	9,519,330	7.4%
2010	1,057,088	7.0%	9,818,605	3.1%
Year	**California**	**% Change**	**United States**	**% Change**
1960	15,717,204		179,323,175	
1970	19,971,069	27.1%	203,302,031	13.4%
1980	23,667,902	18.5%	226,545,805	11.4%
1990	29,760,021	25.7%	248,709,823	9.8%
2000	33,871,648	13.8%	281,421,906	13.2%
2010	37,253,956	10.0%	308,745,538	9.7%

Source: U.S. Census, SF 1.

Table E.4: Industry Employment and Labor Force, Los Angeles County, 2007-2012

Table E.5: Population Characteristics, 2010

Sector	2007	2008	2009
Farming	7,500	6,900	6,200
Natural Resources & Mining	4,400	4,400	4,100
Construction	157,600	145,200	117,300
Manufacturing	449,200	434,500	389,200
Wholesale Trade	227,000	223,700	204,500
Retail Trade	426,000	416,500	387,000
Transportation, Warehousing & Utilities	165,600	163,100	151,200
Information, Media	209,800	210,300	191,200
Finance	243,800	233,300	216,000
Professional & Business Services	605,400	582,600	529,800
Educational & Health Services	492,700	505,800	514,600
Leisure & Hospitality	397,900	401,600	385,600
Other Services	147,100	146,100	137,900
Government	595,700	603,700	595,800
Sector	**2010**	**2011**	**2012**
Farming	6,200	5,500	5,500
Natural Resources & Mining	4,100	4,000	4,100
Construction	104,500	103,500	107,800
Manufacturing	373,200	365,400	359,600
Wholesale Trade	203,300	207,200	208,400
Retail Trade	386,000	390,900	397,200
Transportation, Warehousing & Utilities	150,600	149,900	150,800
Information, Media	191,500	195,600	199,100
Finance	209,500	209,400	214,800
Professional & Business Services	527,500	540,400	558,100
Educational & Health Services	522,000	534,800	546,400
Leisure & Hospitality	384,800	392,800	406,300
Other Services	136,700	135,000	134,300
Government	579,600	565,200	559,700

Source: Employment Development Department.

	Unincorporated Area	% Total	Los Angeles County	% Total
Total Females*	532,112	50%	4,978,951	51%
Total Males*	524,976	50%	4,839,654	49%
Speak English Only**	404,843	42%	3,966,317	44%
Citizenship-Native***	323,456	69%	6,280,433	64%
Citizenship- Naturalized***	74,748	16%	1,558,091	16%
Not a Citizen***	70,543	15%	1,919,732	20%
Under 18 years old*	286,233	27%	2,402,208	24%
65 Years or older*	108,205	10%	1,065,699	11%
	California	**% Total**	**United States**	**% Total**
Total Females*	18,414,133	50%	154,566,548	51%
Total Males*	18,223,157	50%	149,398,724	49%
Speak English Only**	19,429,309	53%	226,738,479	75%
Citizenship-Native***	26,674,818	73%	265,290,260	87%
Citizenship- Naturalized***	4,472,020	12%	16,653,874	5%
Not a Citizen***	5,490,452	15%	22,021,138	7%
Under 18 years old*	10,440,856	28%	83,020,895	27%
65 Years or older*	4,060,596	11%	38,749,413	13%

*Source: U.S. Census 2010, SF 1 (Seg 4, P12).

**Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq21, B06007).

***Source: U.S. Census 2010, American Community Survey 2006 - 2010 (Seq17, B05001).

Table E.6: Age, 2010

Age	Unincorporated Area				Los Angeles County			
	Male	Female	Total	% Total	Male	Female	Total	% Total
Under 5 years	37,523	35,825	73,348	7%	330,265	315,528	645,793	7%
5 to 9 years	38,243	37,143	75,386	7%	323,676	310,014	633,690	6%
10 to 14 years	42,487	40,927	83,414	8%	347,102	331,743	678,845	7%
15 to 19 years	46,793	44,102	90,895	9%	385,012	368,618	753,630	8%
20 to 24 years	41,068	36,709	77,777	7%	385,393	367,395	752,788	8%
25 to 29 years	37,272	34,835	72,107	7%	386,393	373,209	759,602	8%
30 to 34 years	34,738	34,084	68,822	7%	360,263	355,866	716,129	7%
35 to 39 years	35,903	36,875	72,778	7%	356,358	359,277	715,635	7%
40 to 44 years	37,606	37,994	75,600	7%	357,282	357,409	714,691	7%
45 to 49 years	38,127	39,090	77,217	7%	349,671	357,071	706,742	7%
50 to 54 years	36,095	36,930	73,025	7%	323,330	338,875	662,205	7%

Table E.6 (cont.)

Age	Unincorporated Area				Los Angeles County			
	Male	Female	Total	% Total	Male	Female	Total	% Total
55 to 59 years	29,105	31,136	60,241	6%	269,289	291,631	560,920	6%
60 to 64 years	22,891	25,382	48,273	5%	212,254	239,982	452,236	5%
65 to 69 years	16,016	18,681	34,697	3%	148,148	175,139	323,287	3%
70 to 74 years	11,782	14,281	26,063	2%	109,338	135,845	245,183	2%
75 to 79 years	8,717	11,193	19,910	2%	82,327	110,554	192,881	2%
80 to 84 years	5,992	8,711	14,703	1%	60,853	91,869	152,722	2%
85 years and over	4,618	8,214	12,832	1%	52,700	98,926	151,626	2%
TOTAL	524,976	532,112	1,057,088	100%	4,839,654	4,978,951	9,818,605	100%
Age	**California**				**United States**			
	Male	**Female**	**Total**	**% Total**	**Male**	**Female**	**Total**	**% Total**
Under 5 years	1,300,849	1,244,216	2,545,065	7%	10,286,150	9,845,270	20,131,420	7%
5 to 9 years	1,265,861	1,217,582	2,483,443	7%	10,258,390	9,858,264	20,116,654	7%
10 to 14 years	1,339,624	1,269,404	2,609,028	7%	10,589,889	10,053,841	20,643,730	7%
15 to 19 years	1,446,760	1,356,560	2,803,320	8%	11,364,289	10,764,802	22,129,091	7%
20 to 24 years	1,411,024	1,287,465	2,698,489	7%	10,861,715	10,352,403	21,214,118	7%
25 to 29 years	1,390,894	1,324,205	2,715,099	7%	10,411,885	10,301,064	20,712,949	7%
30 to 34 years	1,280,511	1,241,299	2,521,810	7%	9,757,061	9,721,003	19,478,064	6%
35 to 39 years	1,327,600	1,311,223	2,638,823	7%	10,272,443	10,356,659	20,629,102	7%
40 to 44 years	1,335,408	1,313,909	2,649,317	7%	10,727,802	10,849,237	21,577,039	7%
45 to 49 years	1,338,605	1,342,390	2,680,995	7%	11,239,189	11,531,317	22,770,506	7%
50 to 54 years	1,215,471	1,250,984	2,466,455	7%	10,541,876	10,990,315	21,532,191	7%
55 to 59 years	1,015,856	1,077,437	2,093,293	6%	9,113,421	9,704,307	18,817,728	6%
60 to 64 years	800,548	871,009	1,671,557	5%	7,411,477	8,048,190	15,459,667	5%
65 to 69 years	562,713	639,205	1,201,918	3%	5,402,244	6,115,809	11,518,053	4%
70 to 74 years	423,247	510,382	933,629	3%	4,086,858	4,888,556	8,975,414	3%
75 to 79 years	332,776	427,617	760,393	2%	3,170,222	4,187,948	7,358,170	2%
80 to 84 years	243,442	363,155	606,597	2%	2,246,801	3,474,832	5,721,633	2%
85 years and over	191,968	366,091	558,059	2%	1,657,012	3,519,131	5,176,143	2%
TOTAL	18,223,157	18,414,133	36,637,290	100%	149,398,724	154,566,548	303,965,272	100%

Source: U.S. Census 2010, SF 1 (Seg 4, P12).

Table E.7: Race and Ethnicity Distribution, 2000 - 2010

		Unincorporated Area					
		2000		2010		Change	
		Estimate	% Total	Estimate	% Total	Estimate	% Change
Hispanic	Hispanic or Latino	526,357	53.26%	602,045	56.95%	75,688	12.57%
Non Hispanic	White	239,567	24.24%	219,398	20.75%	-20,169	-9.19%
	Asian	95,932	9.71%	121,915	11.53%	25,983	21.31%
	Black	103,575	10.48%	92,081	8.71%	-11,494	-12.48%
	Two or More Races	16,637	1.68%	15,729	1.49%	-908	-5.77%
	American Indian	2,717	0.27%	2,141	0.20%	-576	-26.90%
	Some Other Race	1,617	0.16%	2,123	0.20%	506	23.83%
	Native Hawaiian / other Pac. Isl.	1,806	0.18%	1,656	0.16%	-150	-9.06%
TOTAL		988,208	100.00%	1,057,088	100.00%	68,880	6.52%
		Los Angeles County					
		2000		2010		Change	
		Estimate	% Total	Estimate	% Total	Estimate	% Change
Hispanic	Hispanic or Latino	4,242,213	44.56%	4,687,889	47.74%	445,676	9.51%
Non Hispanic	White	2,959,614	31.09%	2,728,321	27.79%	-231,293	-8.48%
	Asian	1,124,569	11.81%	1,325,671	13.50%	201,102	15.17%
	Black	901,472	9.47%	815,086	8.30%	-86,386	-10.60%
	Two or More Races	222,661	2.34%	194,921	1.99%	-27,740	-14.23%
	American Indian	25,609	0.27%	18,886	0.19%	-6,723	-35.60%
	Some Other Race	19,935	0.21%	25,367	0.26%	5,432	21.41%
	Native Hawaiian / other Pac. Isl.	23,265	0.24%	22,464	0.23%	-801	-3.57%
TOTAL		9,519,338	100.00%	9,818,605	100.00%	299,267	3.05%
Source: U.S. Census 2000, 2010.							

Table E.8: Elderly Households by Tenure, 2010

	Unincorporated Area		Los Angeles County		California		United States	
	Estimate	% Total	Estimate	% Total	Estimate	% Total	Estimate	% Total
Owners	46301	77.1%	406644	65.1%	1871252	72.9%	20006616	77.5%
Renters	13753	22.9%	217743	34.9%	694669	27.1%	5813220	22.5%
TOTAL	60054	100.0%	624387	100.0%	2565921	100.0%	25819836	100.0%
Source: U.S. Census 2010, SF1 (Seg 44, H17).								

Table E.9: Population with a Disability, 2010

	Unincorporated Area*			Los Angeles County		
	Total	**Disabled****	**% Total**	**Total**	**Disabled****	**% Total**
Total civilian non-institutionalized population				9,704,968	910,048	9.4%
Population under 5 years				653,139	3,861	0.6%
With a hearing difficulty				(X)	3,009	0.5%
With a vision difficulty				(X)	2,154	0.3%
Population 5 to 17 years				1,768,274	63,965	3.6%
With a hearing difficulty				(X)	10,553	0.6%
With a vision difficulty				(X)	12,205	0.7%
With a cognitive difficulty				(X)	44,001	2.5%
With an ambulatory difficulty				(X)	11,200	0.6%
With a self-care difficulty				(X)	15,157	0.9%
Population 18 to 64 years				6,266,314	442,570	7.1%
With a hearing difficulty				(X)	82,252	1.3%
With a vision difficulty				(X)	88,631	1.4%
With a cognitive difficulty				(X)	179,576	2.9%
With an ambulatory difficulty				(X)	221,217	3.5%
With a self-care difficulty				(X)	95,238	1.5%
With an independent living difficulty				(X)	170,063	2.7%
Population 65 years and over				1,017,241	399,652	39.3%
With a hearing difficulty				(X)	142,299	14.0%
With a vision difficulty				(X)	83,097	8.2%
With a cognitive difficulty				(X)	125,532	12.3%
With an ambulatory difficulty				(X)	274,529	27.0%
With a self-care difficulty				(X)	134,280	13.2%
With an independent living difficulty				(X)	224,286	22.0%
	California			**United States**		
	Total	**Disabled****	**% Total**	**Total**	**Disabled****	**% Total**
Total civilian non-institutionalized population	36,414,291	3,646,867	10.0%	301,501,772	36,180,124	12.0%
Population under 5 years	2,545,158	17,821	0.7%	20,201,613	153,059	0.8%
With a hearing difficulty	(X)	11,875	0.5%	(X)	99,611	0.5%
With a vision difficulty	(X)	10,697	0.4%	(X)	87,500	0.4%
Population 5 to 17 years	6,745,270	260,074	3.9%	53,780,305	2,795,434	5.2%
With a hearing difficulty	(X)	39,531	0.6%	(X)	351,106	0.7%
With a vision difficulty	(X)	45,927	0.7%	(X)	410,255	0.8%
With a cognitive difficulty	(X)	182,446	2.7%	(X)	2,106,617	3.9%
With an ambulatory difficulty	(X)	41,111	0.6%	(X)	359,523	0.7%
With a self-care difficulty	(X)	56,730	0.8%	(X)	473,531	0.9%
Population 18 to 64 years	23,054,795	1,841,856	8.0%	189,239,988	18,984,266	10.0%

Table E.9 (cont.)

	California			United States		
	Total	**Disabled****	**% Total**	**Total**	**Disabled****	**% Total**
With a hearing difficulty	(X)	364,720	1.6%	(X)	3,973,964	2.1%
With a vision difficulty	(X)	335,828	1.5%	(X)	3,306,048	1.7%
With a cognitive difficulty	(X)	768,124	3.3%	(X)	7,751,198	4.1%
With an ambulatory difficulty	(X)	901,891	3.9%	(X)	9,769,575	5.2%
With a self-care difficulty	(X)	351,774	1.5%	(X)	3,362,401	1.8%
With an independent living difficulty	(X)	664,743	2.9%	(X)	6,521,662	3.4%
Population 65 years and over	4,069,068	1,527,116	37.5%	38,279,866	14,247,365	37.2%
With a hearing difficulty	(X)	609,547	15.0%	(X)	5,877,080	15.4%
With a vision difficulty	(X)	295,275	7.3%	(X)	2,735,992	7.1%
With a cognitive difficulty	(X)	433,785	10.7%	(X)	3,636,464	9.5%
With an ambulatory difficulty	(X)	998,505	24.5%	(X)	9,229,675	24.1%
With a self-care difficulty	(X)	427,715	10.5%	(X)	3,367,442	8.8%
With an independent living difficulty	(X)	757,733	18.6%	(X)	6,277,615	16.4%

* The American Community Survey (3-year survey), does not provide data at the Census Tract level. Therefore, it cannot be broken down by unincorporated area, only the countywide level.

** Categories have changed slightly since 2008 Housing Element Update.

Due to overlap between Disability Categories, the 'Total Disabilities' does not equal the sum of all the different categories (hearing, vision, etc.). Percentage for each category is based on the 'Total Disabilities' number.

Source: U.S. Census 2010, American Community Survey 2008 - 2010 (S1810).

Table E.10: Summary of Special Needs Populations, 2010

	Unincorporated Area		Los Angeles County	
Total Single-Parent Households	73,454	24.5%	713,415	22.0%
Male-Headed Households	22,804	7.6%	216,368	6.7%
Female-Headed Households	50,650	16.9%	497,047	15.3%
Large Households (5+ People)	76,598	25.6%	590,309	18.2%

Source: U.S. Census 2010, SF 1 (Seg 5 - P18), (Seg 44, H13).

Table E.11: Homeless Count Estimates by Service Planning Area*, 2011 and 2013		
Service Planning Area	**2011**	**2013**
Antelope Valley	1,412	6,957
San Fernando Valley	4,727	7,790
San Gabriel Valley	3,918	4,444
Metro Los Angeles	11,571	10,470
West Los Angeles	3,512	4,662
South Los Angeles	8,735	11,234
East Los Angeles	4,759	2,430
South Bay/ Harbor	6,788	5,811
TOTAL	45,422	53,798
Source: 2013 Greater Los Angeles Homeless Count Report, Los Angeles Homeless Services Authority. *The Los Angeles Continuum of Care includes all of Los Angeles County, except the cities of Glendale, Pasadena and Long Beach who administer and operate their own Continuum of Care systems and conduct their own homeless counts.		

Table E.12: Time Driving to Work, 2010				
	Unincorporated Area	**Los Angeles County**	**California**	**United States**
< 10 min.	8%	9%	11%	14%
10 - 14 min.	11%	12%	14%	15%
15 - 19 min.	13%	14%	16%	16%
20 - 24 min.	13%	14%	15%	15%
25 - 29 min.	5%	6%	6%	6%
30 - 34 min.	16%	17%	15%	13%
35 - 44 min.	8%	8%	7%	6%
45 - 59 min.	11%	9%	8%	8%
60+ min.	15%	12%	10%	8%
TOTAL	100%	100%	100%	100%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 29, C08134).*				

Table E.13: Means of Transportation to Work, 2010				
	Unincorporated Area	**Los Angeles County**	**California**	**United States**
Drove Alone	74%	72%	73%	76%
Carpooled	13%	11%	12%	10%
Used Public Transportation	6%	7%	5%	5%
Walked	2%	3%	3%	3%
Bicycle, Motorcycle, Taxi, Other Means	2%	2%	2%	2%
Worked at Home	4%	5%	5%	4%
TOTAL	100%	100%	100%	100%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 26, B08101).				

Table E.14: Household Size by Number of Persons, Unincorporated Area, 2010						
	2000	**% Total**	**2010**	**% Total**	**Change**	**% Total**
1 Person	47,828	16.6%	48,785	16.30%	957	8%
2 Person	69,323	24.1%	70,601	23.58%	1,278	11%
3 Person	48,098	16.7%	51,276	17.13%	3,178	27%
4 Person	49,302	17.1%	52,098	17.40%	2,796	24%
5 Person	32,125	11.2%	33,285	11.12%	1,160	10%
6 Person	18,295	6.4%	18,870	6.30%	575	5%
7+ Person	22,530	7.8%	24,443	8.17%	1,913	16%
TOTAL	287,501	100.0%	299,358	100.00%	11,857	100.00%
Source: U.S. Census 2010, SF1 (Seg 44, H16).						

Table E.15: Households by Type, Unincorporated Area, 2010		
	Estimate	**% Total**
Married family	158,675	54%
Male-Headed Family	21,055	7%
Female-Headed Family	46,949	16%
Non-family	65,508	22%
TOTAL	292,187	100%
Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.		

Table E.16: Regional Housing Needs Assessment, Unincorporated Area, 2012		
	Estimate	**% Total**
Extremely Low	3927	13%
Very Low	3927	13%
Lower	4650	15%
Moderate	5060	17%
Above Moderate	12581	42%
TOTAL	30145	100%
Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.		

Table E.17: Household Income Spent on Housing, Unincorporated Areas, 2010		
	Renters	**Owners**
<10%	3,051	24,513
10% to 14%	6,662	17,364
15% to 19%	10,511	20,331
20% to 24%	11,843	21,085
25% to 29%	12,621	18,241
30% to 34%	9,464	15,256
35% to 39%	7,051	11,501
40% to 49%	10,992	16,564
50% or More	30,255	37,525
Not Computed	6,057	1,300
TOTAL	108,507	183,680
Source: SCAG RHNA Allocation Methodology Technical Appendix, 2011.		

Table E.18: Changes in Housing Units and Population, 2000-2010								
	Unincorporated Area				**Los Angeles County**			
	2000*	**2010**	**Change**	**% Change**	**2000***	**2010**	**Change**	**% Change**
Housing Units	301,566	316,801	15,235	5.1%	3,270,909	3,445,076	174,167	5.3%
Vacant Units**	14,065	17,443	3,378	24.0%	137,135	203,872	66,737	48.7%
Vacancy Rate**	4.7%	5.5%	0.9%		4.2%	5.9%	1.7%	
Source: U.S. Census 2000, 2010.								

Table E.19: Housing Stock by Type, 2010								
	Unincorporated Area		Los Angeles County		California		United States	
	Estimate	% Total	Estimate	% Total	Estimate	% Total	Estimate	% Total
Mobile Homes	5,710	2.5%	53,489	1.7%	478,628	3.9%	7,102,078	6.2%
Multi-Family	36,346	15.7%	1,320,596	41.0%	3,744,894	30.2%	28,248,969	24.7%
Single Family	189,806	81.9%	1,843,804	57.3%	8,169,330	65.9%	78,884,949	69.1%
TOTAL	231,862	100.0%	3,217,889	100.0%	12,392,852	100.0%	114,235,996	100.0%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 33, B11011).								

Table E.20: Housing Units by Number of Bedrooms and Tenure, 2010								
Unincorporated Area								
Bedrooms	Owner-Occupied	%	Renter-Occupied	%	Total Occupied	%	Total Units	%
None	763	0.5%	4,936	6.2%	5,699	2.5%	7,075	2.9%
1 Bedroom	2,893	1.9%	20,083	25.1%	22,976	9.9%	24,969	10.2%
2 Bedroom	26,971	17.9%	30,975	38.7%	57,946	25.1%	61,695	25.2%
3 Bedroom	70,923	47.0%	18,337	22.9%	89,261	38.6%	93,422	38.2%
4 Bedroom	38,275	25.3%	4,978	6.2%	43,253	18.7%	44,855	18.4%
5+ Bedrooms	11,216	7.4%	780	1.0%	11,995	5.2%	12,360	5.1%
TOTAL	151,042	100.0%	80,088	100.0%	231,131	100.0%	244,376	100.0%
Los Angeles County								
Bedrooms	Owner-Occupied	%	Renter-Occupied	%	Total Occupied	%	Total Units	%
None	8,067	0.5%	159,393	9.6%	167,460	5.2%	192,986	5.6%
1 Bedroom	49,448	3.2%	600,782	36.1%	650,230	20.2%	703,432	20.5%
2 Bedroom	356,493	23.0%	630,583	37.9%	987,076	30.7%	1,054,640	30.8%
3 Bedroom	709,001	45.7%	214,669	12.9%	923,670	28.7%	965,848	28.2%
4 Bedroom	334,495	21.6%	48,838	2.9%	383,333	11.9%	398,300	11.6%
5+ Bedrooms	94,587	6.1%	11,533	0.7%	106,120	3.3%	110,530	3.2%
TOTAL	1,552,091	100.0%	1,665,798	100.0%	3,217,889	100.0%	3,425,736	100.0%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 97, B25041 - B25042).								

Table E.21: Physical Indicators of Housing Quality, 2010

	Unincorporated Area				Los Angeles County			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
with one selected condition	80,578	43.4%	54,558	48.5%	679,133	43.8%	829,939	49.8%
with two selected conditions	6,658	3.6%	14,677	13.0%	51,244	3.3%	178,323	10.7%
with three selected conditions	65	0.0%	533	0.5%	1,814	0.1%	7,731	0.5%
with four selected conditions	142	0.1%	212	0.2%	254	0.0%	1,409	0.1%
with no selected conditions	98,048	52.9%	42,566	37.8%	819,646	52.8%	648,396	38.9%
TOTAL	185,492	100.0%	112,545	100.0%	1,552,091	100.0%	1,665,798	100.0%
	California				United States			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%
with one selected condition	2,935,313	41.3%	2,572,014	48.7%	22,203,494	29.2%	17,091,555	44.8%
with two selected conditions	153,767	2.2%	426,979	8.1%	645,392	0.8%	1,448,495	3.8%
with three selected conditions	8,188	0.1%	22,368	0.4%	69,719	0.1%	110,866	0.3%
with four selected conditions	656	0.0%	3,683	0.1%	3,361	0.0%	8,938	0.0%
with no selected conditions	4,014,126	56.4%	2,255,758	42.7%	53,167,684	69.9%	19,486,492	51.1%
TOTAL	7,112,050	100.0%	5,280,802	100.0%	76,089,650	100.0%	38,146,346	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 102, B25123).

Table E.22: Estimated Age of Housing, 2010

Year Built	Unincorporated Area		Los Angeles County	
	Housing Units	% Total	Housing Units	% Total
Before 1940	24,067	10%	516,817	15%
1940-1949	28,075	11%	396,035	12%
1950-1959	55,054	23%	722,473	21%
1960-1969	36,258	15%	518,500	15%
1970-1979	31,443	13%	496,376	14%
1980-1989	31,785	13%	403,248	12%
1990-1999	19,268	8%	208,791	6%
2000-2004	14,298	6%	109,255	3%
2005-2010	4,128	2%	54,241	2%
TOTAL	244,376	100%	3,425,736	100%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 97, B25034).

Table E.23: Overcrowded and Severely Overcrowded Households by Tenure, 2010				
	Unincorporated Area		**Los Angeles County**	
	Estimate	**% Total**	**Estimate**	**% Total**
Total Households	231,130	100.0%	3,217,889	100.0%
Total Owner-Occupied	151,042	65.3%	1,552,091	48.2%
Not Crowded	140,084	92.7%	1,458,053	93.9%
Overcrowded	8,020	5.3%	71,920	4.6%
Severely Overcrowded	2,938	1.9%	22,118	1.4%
Total Renter-Occupied	80,088	34.7%	1,665,798	51.8%
Not Crowded	62,226	77.7%	1,372,383	82.4%
Overcrowded	10,481	13.1%	163,166	9.8%
Severely Overcrowded	7,382	9.2%	130,249	7.8%
TOTAL Overcrowded	28,821	12.5%	387,453	12.0%
	California		**United States**	
	Estimate	**% Total**	**Estimate**	**% Total**
Total Households	12,392,852	100.0%	114,235,996	100.0%
Total Owner-Occupied	7,112,050	57.4%	76,089,650	66.6%
Not Crowded	6823362	95.9%	74837111	98.4%
Overcrowded	222,257	3.1%	1,001,613	1.3%
Severely Overcrowded	66431	0.9%	250926	0.3%
Total Renter-Occupied	5,280,802	42.6%	38,146,346	33.4%
Not Crowded	4582418	86.8%	35862715	94.0%
Overcrowded	431,095	8.2%	1,544,601	4.0%
Severely Overcrowded	267289	5.1%	739030	1.9%
TOTAL Overcrowded	987072	8.0%	3536170	3.1%
Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 95, B25014).				

Table E.24: Annual Household Income by Tenure, 2010

Annual Household Income	Unincorporated Area				Los Angeles County			
	Renter	%	Owner	%	Renter	%	Owner	%
Less than $5,000	5,081	4.5%	2,735	1.5%	76,127	4.6%	22,946	1.5%
$5,000 to $9,999	5,215	4.6%	2,522	1.4%	80,028	4.8%	20,179	1.3%
$10,000 to $14,999	8,573	7.6%	4,518	2.4%	127,600	7.7%	39,834	2.6%
$15,000 to $19,999	9,457	8.4%	4,826	2.6%	146,697	8.8%	43,507	2.8%
$20,000 to $24,999	8,468	7.5%	6,280	3.4%	119,535	7.2%	48,150	3.1%
$25,000 to $34,999	14,738	13.1%	12,513	6.7%	214,630	12.9%	100,211	6.5%
$35,000 to $49,999	17,780	15.8%	21,532	11.6%	258,420	15.5%	163,591	10.5%
$50,000 to $74,999	19,749	17.5%	33,403	18.0%	294,694	17.7%	272,344	17.5%
$75,000 to $99,999	11,350	10.1%	29,566	15.9%	154,876	9.3%	231,297	14.9%
$100,000 to $149,999	8,627	7.7%	37,375	20.1%	129,586	7.8%	303,176	19.5%
$150,000 or more	3,509	3.1%	30,219	16.3%	63,605	3.8%	306,856	19.8%
TOTAL	112,545	100.0%	185,492	100.0%	1,665,798	100%	1,552,091	100.0%
Annual Household Income	**California**				**United States**			
	Renter	**%**	**Owner**	**%**	**Renter**	**%**	**Owner**	**%**
Less than $5,000	226,283	4.3%	99,664	1.4%	2,357,818	6.2%	1,193,155	1.6%
$5,000 to $9,999	242,427	4.6%	90,298	1.3%	3,176,136	8.3%	1,547,279	2.0%
$10,000 to $14,999	446,735	8.5%	184,321	2.6%	3,647,251	9.6%	2,647,497	3.5%
$15,000 to $19,999	380,096	7.2%	198,864	2.8%	3,209,311	8.4%	2,898,479	3.8%
$20,000 to $24,999	366,433	6.9%	227,889	3.2%	3,042,524	8.0%	3,190,424	4.2%
$25,000 to $34,999	658,465	12.5%	474,691	6.7%	5,347,860	14.0%	6,695,980	8.8%
$35,000 to $49,999	818,117	15.5%	750,521	10.6%	6,014,855	15.8%	10,118,047	13.3%
$50,000 to $74,999	942,286	17.8%	1,241,660	17.5%	5,891,440	15.4%	15,310,271	20.1%
$75,000 to $99,999	529,237	10.0%	1,056,795	14.9%	2,708,745	7.1%	11,388,550	15.0%
$100,000 to $149,999	440,972	8.4%	1,420,961	20.0%	1,867,148	4.9%	12,198,608	16.0%
$150,000 or more	229,751	4.4%	1,366,386	19.2%	883,258	2.3%	8,901,360	11.7%
TOTAL	5,280,802	100.0%	7,112,050	100.0%	38,146,346	100.0%	76,089,650	100.0%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 101, B25118).

Table E.25: Percentage of Income Spent on Rent, Unincorporated Area, 2010

	Estimate	% Total			
TOTAL	112,545	100.0%			
Earning less than $10,000:	10,296	100.0%			
Less than 20%	113	1.1%			
20% to 24%	81	0.8%			
25% to 29%	98	1.0%			
30% to 34%	78	0.8%			
35% or more	7,329	71.2%	Table E.25 (cont.)		
Not computed	2,596	25.2%		**Estimate**	**% Total**
Earning $10,000 to $19,999:	18,030	100.0%	Earning $50,000 to $74,999:	19,749	100.0%
Less than 20%	148	0.8%	Less than 20%	4,634	23.5%
20% to 24%	363	2.0%	20% to 24%	4,075	20.6%
25% to 29%	1,016	5.6%	25% to 29%	3,888	19.7%
30% to 34%	653	3.6%	30% to 34%	2,727	13.8%
35% or more	14,932	82.8%	35% or more	3,821	19.3%
Not computed	917	5.1%	Not computed	605	3.1%
Earning $20,000 to $34,999:	23,206	100.0%	Earning $75,000 to $99,999:	11,350	100.0%
Less than 20%	685	3.0%	Less than 20%	4,664	41.1%
20% to 24%	690	3.0%	20% to 24%	2,913	25.7%
25% to 29%	1,864	8.0%	25% to 29%	1,650	14.5%
30% to 34%	2,194	9.5%	30% to 34%	1,122	9.9%
35% or more	16,834	72.5%	35% or more	603	5.3%
Not computed	938	4.0%	Not computed	398	3.5%
Earning $35,000 to $49,999:	17,780	100.0%	Earning $100,000 or more:	12,136	100.0%
Less than 20%	1,427	8.0%	Less than 20%	8,324	68.6%
20% to 24%	2,353	13.2%	20% to 24%	1,868	15.4%
25% to 29%	3,474	19.5%	25% to 29%	1,052	8.7%
30% to 34%	2,772	15.6%	30% to 34%	335	2.8%
35% or more	7,325	41.2%	35% or more	141	1.2%
Not computed	429	2.4%	Not computed	416	3.4%

Source: U.S. Census 2010, American Community Survey 2006-2010 (Seq 99, B25074).

APPENDIX F: LIST OF QUALIFIED ENTITIES

Table F1: List of Quantified Entities

Organization	Address	City	Zip Code	Phone Number	Added to List
A Community of Friends	3701 Wilshire Boulevard, Suite 700	Los Angeles	90010	(213) 480-0809	12/16/1998
Abode Communities	701 E. Third St., Ste. 400	Los Angeles	90013	(213) 629-2702 x734	3/9/2000
Access Community Housing, Inc.	222 North Sepulveda Boulevard, Suite 2000	El Segundo	90245	(310) 335-2090	12/23/1998
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	92009	(760) 436-5979	1/6/1999
BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	94105	(415) 989-1111	12/28/1998
Century Housing Corporation	1000 Corporate Pointe	Culver City	90230	(310) 642-2007	12/24/1998
Century Pacific Equity Corporation	1801 Century Park East, Ste. 1200	Los Angeles	90067	(310) 208-1888	2/4/2004
City Housing Real Estate Services	PO Box 561574	Los Angeles	90056	(562) 809-8152	10/11/2006
City of Pomona Housing Authority	505 South Garey Ave	Pomona	91766	(909) 620-2368	12/23/1998
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	90020	(213) 252-4411	6/8/2006
Community Partnership Dev. Corp	7225 Cartwright Ave.	Sun Valley	91352	(818) 503-8503	12/24/1998
Community Rehabilitation Services, Inc	4716 Cesar E. Chavez Ave.	Los Angeles	90022	(323) 266-0453	12/29/1998
DML & Associates Foundation	6043 Tampa Ave,Ste. 101A	Tarzana	91356	(818) 708-2710	5/21/1999
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	90807	(562) 595-7567	4/17/2001
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	90033	(323) 269-4214	7/13/2001
Eden Housing, Inc.	22645 Grand Street	Hayward	94541	(510) 582-1460	12/24/1998
FAME Housing Corporation	1968 West Adams Blvd.	Los Angeles	90018	(323) 730-7700	12/28/1998
Foundation for Affordable Housing, Inc.	30950 Rancho Viejo Road, Suite 100	San Juan Capistrano	92675	(949) 443-9101	
Foundation for Quality Housing Opportunities, Inc.	4640 Lankershim Blvd., #204	North Hollywood	91602	(818) 763-0810	12/24/1998
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	90305	(323) 756-6533	9/18/2003
Hart Community Homes	208 N. Lemon St.	Fullerton	92832	(714) 526-2729	12/27/2005
Hollywood Community Housing Corp.	5020 Santa Monica Blvd.	Los Angeles	90029	(323) 469-0710	12/23/1998
Home and Community	2425 Riverside Place	Los Angeles	90039	(213) 910-9738	11/28/2005
Hope - Net	760 S. Westmoreland Ave	Los Angeles	90005	(213) 389-9949	12/23/1998
Housing Authority of the City of Los Angeles	2600 Wilshire Blvd.	Los Angeles	90057	(213) 252-2701	12/24/1998
Housing Corporation of America	2022 South 2100 East Ste. 101	Salt Lake City	84108	(801) 819-7989	6/10/1999
Jamboree Housing Corporation	17701 Cowan Avenue Suite 200	Irvine	92614	(949) 263-8676	12/24/1998
Keller & Company	4309 Argos Drive	San Diego	92116		2/8/2006
Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	90005	(213) 365-7400	1/19/1999
Latin American Civic Assoc.	340 Parkside Dr	San Fernando	91340	(818) 361-8641	12/23/1998
Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	90803	(562) 434-3333	5/19/1999

Table F1: List of Quantified Entities

Organization	Address	City	Zip Code	Phone Number	Added to List
Los Angeles Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	90046	(323) 656-4410	10/29/2004
Los Angeles Housing Department/ Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	90017		
Los Angeles Housing Partnership, Inc.	1200 Wilshire Boulevard, Suite 307	Los Angeles	90071	(213) 629-9172	12/24/1998
Los Angeles Low Income Housing Corp. (LALIH)	1041 South Crenshaw	Los Angeles	90019	(323) 954-7575	12/29/2000
LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	90013	(213) 473-3030	4/25/2001
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	91362	(805) 496-4948	4/28/2004
Matinah Salaam	3740 Barrington Drive	Concord	94518	(925) 671-0725	4/28/2004
Menorah Housing Foundation	10991 W. Pico Blvd	Los Angeles	90064	(310) 477-1476	11/20/2001
National CORE	9065 Haven Ave. Suite 100	Rancho Cucamonga	91730	(909) 483-2444	5/17/1999
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	95860	(916) 231-1999	12/24/1998
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	92867	(714) 282-2520	7/13/2001
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	92866	(714) 771-1439	6/10/2005
Pico Union Housing Corporation	1345 S. Toberman	Los Angeles	90015	(213) 252-1991	1/12/1999
Poker Flats LLC	1726 Webster	Los Angeles	90026		2/8/2006
Shelter For The Homeless	15161 Jackson St.	Midway City	92655	(714) 897-3221	1/6/1999
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	90021	(213) 683-0522 x111	12/23/1998
Southern California Presbyterian Homes	516 Burchett Street	Glendale	91203	(818) 247-0420	12/29/2000
The East Los Angeles Community Union (TELACU)	5400 East Olympic Blvd., Ste. 300	Los Angeles	90022	(323) 721-1655	1/29/2001
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	90802	(562) 570-6926	12/23/1998
West Hollywood Community Housing Corp.	7530 Santa Monica Boulevard, Suite #1	West Hollywood	90046	(323) 650-8771	12/23/1998
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	91302	(818) 222-2800 x204	4/28/2004

Source: Community Development Commission/Regional Planning Department.