

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 28, 2022

Amy Bodek, Director
Department of Regional Planning
County of Los Angeles
320 W. Temple St, 13th Floor
Los Angeles, CA 90012

Dear Amy Bodek:

RE: County of Los Angeles 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the County of Los Angeles (County) housing element adopted on November 30, 2021 and received for review on November 30, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses most statutory requirements described in HCD's October 26, 2021, review. For example, HCD applauds the substantial programs and actions to implement place-based strategies for communities that have been historically segregated and disinvested. However, an additional revision is necessary to fully comply with State Housing Element Law, as follows:

An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)

Suitability of Nonvacant Sites and Candidate Sites for Rezoning: HCD's prior review stated that the element must include additional analysis to demonstrate that the existing uses will not constitute as an impediment to additional residential development. While the revised element included the methodology used to identify adequate sites, the element generally was not revised to address this requirement and did not discuss why and how this methodology demonstrates that these sites are suitable for redevelopment. For example, while the element included case studies highlighting sites and development potential, these case studies do not reflect actual projects that have been built with similar site characteristics or support

the various factors to determine underutilized sites. As noted in the prior review, the element should support the various factors utilized to demonstrate the potential for additional development and modify the inventory as appropriate such as examining market and development trends including relating the characteristics of recent redevelopment (e.g., age of structure, improvement to land value, existing versus allowable development potential, weighted score) to the various factors and indicate the weighted score for the sites identified in the inventory. For more information, please see HCD's October 26, 2021 review.

In addition, for your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the resolution of adoption includes the appropriate findings, any changes to the analysis should be reflected in future re-adoption of the element.

Sites Inventory: The adopted element included an electronic sites inventory identifying candidate sites that will be rezoned to accommodate the County's Regional Housing Needs Allocation (RHNA) shortfall. However, there is a discrepancy between the inventory of candidate sites and RHNA shortfall for the above and moderate-income category. Specifically, the rezone inventory identified 12,563 units for the above moderate RHNA while the current shortfall is 26,005 units and 7,012 units while the current shortfall for moderate is 9,019 units as indicated on page 187 and Program 17 - Adequate Sites for RHNA. The inventory must identify an adequate number of units to accommodate the shortfall for each income group.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

As a reminder, the County's 6th cycle housing element was due October 15, 2021. As of today, the County has not completed the housing element process for the 6th cycle. The County's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described in this letter, re-adopt, and submit to HCD to regain housing element compliance. For more information on housing element adoption requirements, please visit HCD's website at:

http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the RHNA, including for lower-income households, shall be completed no later than one year from

the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation and Prohousing Incentive Program consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the continued dedication and hard work Connie Chung, Deputy Director and the housing element team provided during the review. We are committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.Mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager