

Housing Ordinances Update – Fact Sheet

Project Summary

The Housing Ordinance Update (HOU) proposes amendments to Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the Los Angeles County Code to incentivize the production of affordable housing, promote more housing choices, remove zoning barriers to fair housing, and align the County’s housing ordinances with recent State law changes.

Incentivize the Production of Affordable Housing

The State Density Bonus Law and the County’s Density Bonus Ordinance encourage developers to provide affordable units within a residential project in exchange for the ability to build more units (known as a “density bonus”) and to modify development standards. The HOU amends the County’s sliding scale to provide greater density bonuses beyond the State maximum. The HOU also encourages the development of housing for households earning no more than 15% of the County’s area median income (Acutely Low Income).

Promote More Housing Choices

The HOU updates housing type definitions and regulations to expand housing choices and better respond to the diverse housing needs of the unincorporated areas. The HOU also removes the 800-square-foot minimum size for a single-family residence to allow for smaller homes.

Remove Zoning Barriers to Fair Housing

To remove zoning barriers to fair housing – the equal opportunity to access, use, and enjoy housing – the HOU streamlines the procedures for persons with disabilities to request reasonable accommodations.

Align the County’s Housing Ordinances with Recent State Law Changes

The HOU updates various provisions in the County Code to be consistent with recent changes to State housing laws. These changes include parking requirements, comparability requirements for affordable units in mixed-income buildings, and affordable housing replacement requirements for projects that propose to demolish existing housing units.

Background

The [Housing Element](#), which was adopted by the Board of Supervisors on May 17, 2022, and certified by the California Department of Housing and Community Development on May 27, 2022, includes programs to implement the County's housing goals. The programs are designed to preserve and increase the supply of housing. The HOU implements Program 22 (Housing for Acutely Low Income Households Program), Program 24 (Reasonable Accommodations Ordinance Update and Removal of Zoning Barriers to Fair Housing), and Program 29 (Housing Types Definitions Program). In addition, the HOU codifies applicable state laws that became effective since 2021.

Public Hearings

The Regional Planning Commission public hearing for the Project is scheduled for fall 2025, followed by a public hearing before the Board of Supervisors in early 2026.

Learn More

To learn more about the Project, review the draft changes, and provide comments, please visit bit.ly/HousingOrdUpdate. For more information, please contact the Housing Policy Section via email at housing@planning.lacounty.gov.