

Overall Progress Narrative:

The LA County Planning (County) PRO Housing Grant Action Plan for NOFO 2024 was approved in March of 2025. During FY 2025, no grant funds were expended. The County worked on developing a statement of work for the five Capital Improvement Plans (CIPs) funded by the grant: West San Gabriel Valley Planning Area CIP, East San Gabriel Valley CIP, Metro Planning Area CIP, Westside Planning Area CIP, and South Bay Planning Area CIP. The CIPs account for 5.1 million of the 6.7 million awarded by the grant. The County finalized the state of work and released two Request for Proposals (RFP) on August 27, 2025 to secure consultants for the projects. The County intends to contract two consultants, one to work on the East and West San Gabriel Valley Planning Area CIPs, and the second to work on the Metro, South Bay, and Westside Planning Area CIPs. Proposer's conferences were held on September 10 and 11, 2025 to answer questions from interested firms about the project. Proposals in response to the RFPs were due September 30, 2025. There was no progress on the other activities in the grant during FY 2025.

Activities:

- West San Gabriel Valley Planning Area CIP - RFP Released
- East San Gabriel Valley Planning Area CIP - RFP Released
- Metro Planning Area CIP - RFP Released
- South Bay Planning Area CIP - RFP Released
- Westside Planning Area CIP - RFP Released
- Transit Oriented Districts - No Progress
- Missing Middle and Gentle Density Housing Program - No Progress
- Audit - No Progress
- Public Engagement/Community Based Organizations - No Progress

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Grantee: County of Los Angeles, CA

Grant: B-23-PH-06-0004

October 1, 2024 thru September 30, 2025

Grant Number: B-23-PH-06-0004	Obligation Date:	Award Date: 06/26/2024
Grantee Name: County of Los Angeles, CA	Contract End Date: 09/30/2029	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$6,700,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$6,700,000.00	Estimated PI/RL Funds:	
Total Budget: \$6,700,000.00		

Disasters:

Declaration Number

No Disasters Found

Narratives

Action Plan Summary:

The vision for the County of Los Angeles's Action Plan for the PRO Housing Grant is to enable increased production and preservation of affordable housing across a broad and diverse geographic area over a sustained timeframe through activities related to Infrastructure Planning, Transit Oriented Districts, and Equity/Fair Housing.

Infrastructure Planning: The County of Los Angeles (County) is undergoing an ambitious program to rezone sites for over 56,000 by-right residential units, approximately half of which is affordable to Low-Moderate Income (LMI) households, by February 2025. This rezoning strategy is supported by the development of multiple area plans, which are comprehensive land use plans for clusters of unincorporated communities throughout Los Angeles County. The preparation of capital improvement plans (CIPs) that prioritize new infrastructure and improvements to existing infrastructure is a significant opportunity to support the affordable housing created through these area plans. The CIPs will, at a minimum, focus on sewer and transportation facilities, given the direct impacts to housing costs; but can include water, stormwater, dry utilities, recreational and open space, and other infrastructure, based on the unique needs and characteristics of each planning area. The following are proposed activities: East San Gabriel Valley Planning Area CIP; Metro Planning Area CIP; South Bay Planning Area CIP; West San Gabriel Valley Planning Area CIP; and Westside Planning Area CIP.

Transit Oriented Districts: Transit Oriented Districts (TODs) are areas that are supported by major public transit infrastructure and have opportunities for a mix of higher intensity development, including multifamily housing, employment and commercial uses; design; compact development; and improvements that promote living streets and active transportation, such as trees, lighting, and bicycle lanes. Because of their scale, TODs also provide opportunities to implement focused affordable housing policy tools, such as value capture, to increase residential densities, strengthen anti-displacement policies, and garner community benefits. By coordinating increased residential densities with transportation, parking, community-serving uses and amenities, with an emphasis on pedestrian and bicycle safety, TODs can also create a welcoming, safe environment and contribute to mobility goals. This approach will be applied to the update of the East Los Angeles TOD Specific Plan.

Equity/Fair Housing: Past systemic racism and discriminatory housing practices, including the use of redlining maps and restrictive housing covenants, have not only resulted in long-term inequality, but have shaped the physical environment and significantly influenced the residential land use patterns that we know today. While many past practices of systemic racism have been discontinued or eliminated, they may still manifest in less overt ways, such as exclusionary policies in zoning codes and the siting of nuisance land uses adjacent to lower income residential communities. Removing these barriers and affirmatively furthering fair housing are important strategies to reversing land use patterns and unraveling the legacy of past systemic racism and combatting the systemic racist policies that persist today. The following are proposed activities: Missing Middle and Gentle Density Housing Program and Equity Audit.

The County of Los Angeles is not unfamiliar with managing large, complex grants and has the depth and experience to meet all grant obligations. Specifically, the County's Department of Regional Planning (also known as LA County Planning) will be the lead internal agency for the implementation of the grant.

Contacts:

County of Los Angeles Department of Regional Planning
Connie Chung, Deputy Director, cchung@planning.lacounty.gov
Ed Rojas, Assistant Deputy Director, erojas@planning.lacounty.gov
(213) 974-6457

FY2023 PRO Housing authorizing statute, the Consolidated Appropriations Act, 2023 (Public Law 117-328, approved December 29, 2022) and stating that FY23 PRO Housing requirements can be found in the PRO Housing Notice of Funding Opportunity (NOFO) (FR-6700-N-98, issued November 06, 2023).



Resources and Budget:

The budget for each activity has been determined based on the geographic scale of each planning area, in addition to previous experience with budgets for area plans and environmental analyses (California Environmental Quality Act) for the planning areas. The budget for the Missing Middle and Gentle Density Housing Program was determined based on the likely need for a comprehensive environmental analysis, given the focus on potential increased densities in single family neighborhoods, and the need for comprehensive outreach. The budget for the Equity Audit assumes zoning code amendments to remove barriers that will most likely not require comprehensive environmental analysis. Furthermore, the rule of thumb used for determining the budget for community engagement by CBOs (as recommended by local CBOs) is \$100,000-\$150,000 per project and was adjusted based on scale of planning area and level of controversy over planning issues.

BUDGET: CONSULTANTS

Estimated Cost

HUD Share

Planning, Engineering, Environmental Review/East San Gabriel Valley Planning Area CIP

\$1,200,000

\$1,200,000

Planning, Engineering, Environmental Review/Metro Planning Area CIP

\$1,000,000

\$1,000,000

Planning, Engineering, Environmental Review/South Bay Planning Area CIP

\$900,000

\$900,000

Planning, Engineering, Environmental Review/West San Gabriel Valley Planning Area CIP

\$1,200,000

\$1,200,000

Planning, Engineering, Environmental Review/Westside Planning Area CIP

\$800,000

\$800,000

Planning, Environmental Review/East Los Angeles TOD Specific Plan Update

\$700,000

\$700,000

Planning, Environmental Review/Missing Middle and Gentle Density Program

\$600,000

\$600,000

Planning, Environmental Review/Equity Audit

\$200,000

\$200,000

total

\$6,600,000

\$6,600,000

BUDGET: CONTRACTS

Estimated Cost

HUD Share

CBO for Community Engagment/Equity Audit

\$100,000

\$100,000

total

\$100,000

\$100,00

GRAND TOTAL

\$6,700,000

\$6,700,000

The schedule for the Action Plan provides an overview of the start and completion dates for each activity, along with major milestones/tasks. The schedule assumes ongoing community engagement throughout the development of the project and during the public hearing process. The schedule is based on staffing and availability of data. The schedule for proposed activities, milestones, and sub-tasks are shown in the following table:

PROJECT SCHEDULE

Start

Project Development

Environmental Review

Regional Planning Commission

Board of Supervisors

Completion

INFRASTRUCTURE PLANNING

Metro Planning Area CIP

1/2025

6/2028

8/2028

11/2028



12/2028
East San Gabriel Valley Planning Area CIP
1/2025
6/2028
8/2028
11/2028
12/2028
South Bay Planning Area CIP
1/2025
6/2028
8/228
12/2028
Westside Planning Area CIP
1/2025
6/2028
8/2028
11/2028
12/2028
West San Gabriel Valley Planning Area CIP
1/2025
6/2028
8/2028
11/2028
12/2028
TRANSIT ORIENTED DISTRICTS

East Los Angeles TOD Specific Plan Update
1/2025
6/2028
8/2028
11/2028
12/2028
EQUITY/FAIR HOUSING

Missing Middle and Gentle Density Housing Program
1/2027
11/2028
1/2029
4/2029
6/2029
Equity Audit
1/2027
11/2028
1/2029
4/2029
6/2029

Need:

The County of Los Angeles (County) has worked diligently for nearly a decade to address the continued and seemingly intractable issue of affordability and housing supply for its 1.1 million residents in unincorporated Los Angeles County. Beginning in 2015, the County Board of Supervisors (Board) established a multi-year plan to provide new funding for the creation and preservation of new affordable housing. Through the formation of an affordable housing budget unit within the office of the Chief Executive Officer, and through subsequent direction to various departments, including the Department of Regional Planning, the Board has established their vision and expectations for the prioritization of affordable housing solutions.

Between 2015 and 2016, the Board directed staff to consider and prepare various ordinances including a Density Bonus Ordinance and an Inclusionary Housing Ordinance. They adopted strategies to increase affordable/homeless housing, including 1) promotion of zoning reform and compliance for by right homeless shelters; 2) accessory dwelling unit pilot program; 3) incentive zoning/value capture strategies; and 4) the use of public lands for homeless and affordable housing developments.

These actions culminated in the 2017 approval of a countywide ballot measure, where County voters approved a sales-tax measure (Measure H) to generate approximately \$355 million annually for services to combat homelessness. Since the Measure H ballot went



into effect in July 2017 (through December 2022):

- 34,881 people have been permanently housed.
- 65,328 people sheltered in facilities funded by Measure H.
- 7,460 people prevented from becoming homeless.

In January 2018, the Department of Regional Planning released the Los Angeles County Affordable Housing Action Plan (not to be confused with the required annual action plan for the use of CDBG funds) for unincorporated Los Angeles County. The Affordable Housing Action Plan provided a road map for implementation of recommendations that would: 1) produce more affordable housing units in the short-term, particularly for vulnerable communities in priority locations; 2) generate funding for affordable housing; 3) reduce barriers to streamline the process for housing development; and 4) draw from other successful programs and initiatives to avoid reinventing the wheel.

The summary of these collective planning and policy efforts to date are:

- Density Bonus Ordinance--adopted August 2006, amended October 2019, update pending in 2025
- Reasonable Accommodations Ordinance--adopted November 2011, update pending in 2025
- Inclusionary Housing Ordinance--adopted November 2020, update pending in 2025
- Compact Lot Subdivisions Ordinance--adopted June 2020
- Accessory Dwelling Unit Ordinance--adoped April 2019, amended October 2020, update pending in 2025
- By Right Housing Ordinance--adopted March 2021, update pending in 25
- Interim and Spportive Housing Ordinance--adopted April 2021, update pending in 2025
- Affordable Housing Preservation Ordinance--adopted April 2021, update pending in 2025
- Housing Element of the General Plan--adopted and certified in May 2022
- Residential Design Standards for Multifamily Development--adopted August 2024
- Metro Area Plan (rezoning program)--adopted May 2024
- East San Gabriel Valley Area Plan (rezoning program)--adopted May 2024
- Adaptive Reuse Ordinance--pending adoption in 2026

Measurable impacts of these policy initiatives include:

- Since 2019, the County has averaged approximately 1,005 ADUs annually resulting from regulatory changes and permit streamlining efforts. Prior to the ordinance, approximately 150 ADUs were entitled annually.
 - In CY 2022, 28% of eligible Density Bonus projects received a greater local density bonus under the County's ordinance than would have been allowed under State provisions.
 - In CY 2022, 38 projects, or 83% of eligible affordable housing projects, were approved ministerially, compared to 8 projects, or 17%, which required discretionary approvals.

The result of these efforts is admirable, but barriers to affordable and homeless housing solutions remain and much work still needs to occur.

The County of Los Angeles serves a priority geography according to HUD's own methodology and therefore has a demonstrated acute demand for affordable housing for households below 100 percent of the Area Median Income (AMI). In cooperation with the California Housing Partnership, the County produces an annual Housing Outcomes Report. As documented in the 2022 Los Angeles County Annual Affordable Housing Outcomes Report, 87% of deeply low-income (DLI) households, 72% of extremely low-income (ELI) households, and 40% of very low-income (VLI) households were severely cost-burdened in 2019. People of color are more likely to experience housing cost burdens than their White counterparts, with Black renter households experiencing the highest cost burden rate at 62%. Los Angeles County faced a shortfall of 499,430 (countywide) affordable homes to meet demand among renter households at or below 50% AMI. Also, the 2020 Point-In-Time (PIT) count revealed approximately 66,436 individuals experiencing homelessness. In addition, the report notes that rising rents and expiring restrictions have put the County at risk of losing nearly 8,000 existing affordable homes unless the County and other stakeholders take action to preserve them.

California state housing laws require regional planning agencies to determine the housing needs for individual jurisdictions. Specific to Los Angeles County as a whole, the Regional Housing Need (known as the Regional Housing Needs Assessment--RHNA) for 2021-2029 was approximately 812,000 housing units. The County of Los Angeles, as the second largest jurisdiction behind the City of Los Angeles, is required to plan for 90,052 housing units during this time frame. The RHNA is further broken out into eligible income categories as follows:

RHNA

2021-29

Extremely Low/Very Low (<50% AMI)

Lower (50-80% AMI)

Moderate (80-120% AMI)

Above Moderate (>120% AMI)

Total

25,648

13,691

14,180

36,533

90,052

Local demographics, as captured in the County's Housing Element, include the following key demographics:

- As of 2020, the population for the unincorporated areas of Los Angeles County was 1,034,689, spread over nearly 2,400 square miles within 125+ communities. This accounts for 11 percent of the total population of Los Angeles County as a whole. Approximately 50 percent of the households identify as Hispanic; approximately 23.7 percent identify as White (non-Hispanic); 11.2 percent identify as Black (non-Hispanic); and 15.1 percent identify as Asian or another ethnicity (non-Hispanic).

- According to the 2014-2018 ACS, seniors account for 13 percent of the population, yet approximately 24 percent of households are headed by seniors. Of the senior-headed households, approximately 78 percent are homeowners and 22 percent are renters.

- Nearly 20 percent of the total population experience a disability. According to the 2014-2018 ACS, 32 percent of persons with a disability are employed compared to 71 percent of persons with no disability.

- In 2020, there were an estimated 6,088 people experiencing homelessness in unincorporated Los Angeles County. This number has increased, as the countywide statistic jumped 12 percent from 66,436 in 2020 to 75,518 in 2023.

- A majority of the housing stock comprise single-family homes. Multifamily housing accounts for approximately 21 percent of housing units. The largest share of housing units were built between 1950 and 1959. Nearly 90 percent of the housing stock was built before 1990, making the units over 30 years of age.

- Approximately 20 percent of households have five or more people as of 2018.

- "Overcrowded" is defined as 1 to 1.5 persons occupying a room, excluding bathrooms, kitchens, hallways, and porches.

Overcrowding is more common among renter-occupied units, at 19.3 percent with over 1 person per room, as compared with owner-occupied units, at 6.8 percent with over 1 person per room.

The County's planning area--unincorporated areas of Los Angeles County--is astonishingly diverse in its population,



geography, and patchwork of contiguous and non-contiguous communities. The County's diversity of communities range from the rural mount hamlet of Lake Hughes with 649 residents to the dense urban area of East Los Angeles, with nearly 126,496 residents. More than 140 cultures and as many as 224 languages are spoken in these communities, and housing options range from sprawling single-family homes in high desert communities to overcrowded apartment buildings in desperate need of rehabilitation.

Because of the County's geographic diversity and diversity of housing types, a single solution for the increased production of affordable housing is not feasible. The unique characteristics of individual communities, whether it is based on housing type, race, immigration status, income, digital proficiency, or definition of household requires a highly engaged, and often repetitive and lengthy community engagement strategy delivered in multiple languages.

In recent years, the County has made significant progress in improving its development review process and procedures, including modifying development standards to facilitate by-right residential development. While the land use controls are not unreasonable or cause substantial constraints on development, there remain additional opportunities to remove barriers from the Zoning Code to accommodate the changing housing needs for unincorporated Los Angeles County. For example, the entitlement process in and of itself is difficult to navigate, particularly for less sophisticated applicants. The County has attempted to streamline the process through ordinance amendments, organizational change, technology, and increased efficiencies in case processing. However, the use of plain language throughout the process, availability of applications in multiple languages, and access to direct assistance to navigate technology are all needed. The cost of entitlements is also a significant barrier, and the County must better balance the entitlement cost with the budgetary need for full cost recovery. For example, the use of standardized plans for ADUs would directly benefit homeowners by reducing costs for architectural drawings and would also simplify the review process, which could then lead to lower entitlement costs for the homeowner. Other barriers that prohibit equitable housing production remain in the Zoning Code. While the implementation of the larger rezoning program via area plans is expected to reduce barriers that constrain the availability of sites for housing production, the Zoning Code still contains racist definitions and terminology and restrictions that constrain housing production. The Zoning Code still allows nuisance uses to be sited next to residential neighborhoods and, based on legacy zoning patterns that date back to redlining, these nuisance uses are more often than not allowed in neighborhoods where Black, Indigenous, People of Color (BIPOC) reside or in neighborhoods already experiencing high poverty rates. As such, the County needs to make proactive changes that promote more inclusive communities, remove barriers to affirmatively furthering fair housing, and prevent incompatible land uses from affecting BIPOC communities.

In addition, adequate infrastructure and public services are necessary to accommodate future housing development. Existing and projected deficiencies in infrastructure and public services in unincorporated Los Angeles County are primarily a result of growth and development pressures, although increased consumption by existing customers is also a factor. For example, to ensure that the demands from new development will be met, the County requires developers to install new sewer infrastructure to serve the development and connect to the County's system. Sewer systems in certain parts of unincorporated Los Angeles County are aging and require upgrades. Historically, the County does not plan for sewer infrastructure needs through long-range capital improvement planning, and instead addresses sewer infrastructure incrementally. New development can overburden aging infrastructure that is not meant to handle the additional demands that higher density developments can generate. In these cases, the cost for upgrading the sewer infrastructure becomes the burden of the higher density developer, causing a significant disincentive to the realization of that project. In rural communities, developers may need to build entirely new sewer, stormwater, and street infrastructure. In this example, anticipated residential traffic generated from the project may trigger additional offsite traffic engineering improvements to mitigate project impacts to an acceptable level. In cases where housing developments may generate 50 or more peak hour trips, the developer is required to establish a Congestion Management Program and offer financial incentives or other traffic reduction solutions. These requirements add to the cost of housing production.

Use of Funds - Soundness of Approach:

VISION

The vision for the County's Action Plan is to enable increased production and preservation of affordable housing across a broad geographic area over a sustained timeframe through activities related to Infrastructure Planning, Transit Oriented Districts, and Equity/Fair Housing. The proposed activities are identified in the General Plan, which is a comprehensive plan adopted by the County Board of Supervisors (Board) in October 2015 for land use and growth for the unincorporated areas of Los Angeles County; and the Housing Element of the General Plan, which was adopted by the Board on May 17, 2022 and certified by the State of California Department of Housing and Community Development on May 27, 2022. These activities were identified through a lengthy public process for both the General Plan and Housing Element, which includes hundreds of meetings and community engagement activities with a diversity of stakeholders.

The benefits from the County's Action Plan will be realized long-term--likely over the next decade. All projects will work in conjunction with other existing County policies related to rent stabilization; tenant protections; density bonuses for affordable housing; and affordable housing preservation, which requires the replacement of affordable housing and right of first refusal for displaced residents. In addition, the County has an existing inclusionary housing policy that requires a maximum 20% set aside for lower income (up to 80% AMI) households for rental housing. In addition, state law requires that all new by right housing developments on parcels rezoned to implement a housing element be required to set aside 20% of all units for lower income (up to 80% AMI) households. Through the local and state requirements for inclusionary zoning, the County expects to increase production of more units affordable to a variety of income levels. These efforts to increase the supply of affordable units must occur in concert with offsite infrastructure planning, site availability, and increased ease of permitting in high resource areas, and must address the legacy of redlining and other government restrictions to produce more equitable housing solutions.

Infrastructure Planning

The County is undergoing an ambitious rezoning program to accommodate over 56,000 by-right units, approximately half of which is affordable to LMI households, by February 2025. This rezoning strategy is supported by the development of multiple area plans, which are comprehensive land use plans for clusters of unincorporated communities within Los Angeles County. An opportunity exists to prepare capital improvement plans (CIPs) that prioritize new infrastructure and improvements to existing infrastructure that support affordable housing production that is incentivized through these area plans. It is not current practice for the County to develop CIPs for planning areas or to proactively coordinate infrastructure planning with land use planning. The proposed infrastructure planning activities will not only incentivize affordable housing production but will also streamline the development process and lead to greater investment in key areas identified within the area plans. The CIPs will, at a minimum, focus on sewer and transportation infrastructure given the direct impacts to housing costs; but can include water, stormwater, dry utilities, recreational and open space, and other infrastructure, based on the needs and unique characteristics of each planning area.

These activities address the national objective for planning and policy activities supporting affordable housing, specifically national objective S, by connecting infrastructure with area plans. The result would strategically connect housing, transportation, and economic growth at a regional scale. The activities also address the national objectives for infrastructure activities, specifically A, B, and E, by developing plans to identify new and upgraded infrastructure needs that expand the capacity for affordable housing. The infrastructure improvements would also enhance quality of life and emphasize public safety, such as bicycle lanes, controlled intersections, crosswalk improvements, planting of shade trees, and other improvements that can benefit LMI communities. The proposed activities also constitute eligible activities in that they benefit LMI households and prevent or eliminate "slums" or "blight" through the increased production of affordable housing and improve quality of life through the provision of infrastructure.

East San Gabriel Valley Planning Area CIP: The proposed activity develops a CIP for the East San Gabriel Valley Planning Area, located in the eastern portion of Los Angeles County. In May 2024, the Board of Supervisors adopted the East San Gabriel Valley Area Plan (ESGVAP), a comprehensive land use plan for 24 unincorporated communities that share a common geography. The ESGVAP implements the County's Housing Element rezoning program to identify sites for at least 2,978 units



affordable to lower income (up to 80% AMI) households, as well as 4,152 market rate units. It also rezones an additional 1,498 parcels to increase residential densities on previously low-density single family zoned parcels, and 16,918 additional parcels rezoned from legacy agriculture zones to residential zones. The CIP will use the ESGVAP as the basis for analysis for increased infrastructure capacity.

Metro Planning Area CIP: The proposed activity develops a CIP for the Metro Planning Area. In May 2024, tBoard of Supervisors adopted the Metro Area Plan (MAP), which is a long-range planning document that provides a policy framework for how and where seven unincorporated communities will grow in the next 15 years, while celebrating the culture and history of these communities. The seven contiguous urban communities are East Los Angeles, East Rancho Dominguez, Florence-Firestone, Walnut Park, West Athens-Westmont, West Rancho Dominguez-Victoria, and Willowbrook, and represent a population of nearly 310,000 residents. The MAP aims to streamline and update existing County regulations in these communities to encourage more housing development, and multi-modal transportation, while focusing on environmental justice issues. It implements the County's Housing Element rezoning program to create sites for at least 7,194 units affordable to very low income (up to 50% AMI) households, 3,253 units affordable to lower income (up to 80% AMI) households, and 9,250 units affordable to moderate income (up to 120% AMI) households, as well as 6,230 market rate units. The CIP will use the MAP as the basis for analysis for increased infrastructure capacity.

South Bay Planning Area CIP: The proposed activity develops a CIP for the South Bay Planning Area, located in the southwestern portion of Los Angeles County. The South Bay Area Plan (SBAP) is a community-based plan that responds to the unique and diverse character of the following non-contiguous unincorporated communities: Alondra Park/El Camino Village, Del Aire, Wiseburn, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills. The SBAP will develop policies for future community growth and development and will address issues such as traffic congestion, air quality concerns, lack of developable land, good movement, environmental justice, and noise impacts. The SBAP, which is scheduled for completion in February 2025, implements the County's Housing Element rezoning program to create sites for at least 2,197 units affordable to very low income (up to 50% AMI) households and 3,801 market rate units. The CIP will use the SBAP as the basis for analysis for increased infrastructure capacity.

West San Gabriel Valley Planning Area CIP: The proposed activity develops a CIP for the West San Gabriel Valley Planning Area, which encompasses eight non-contiguous suburban communities of Altadena, East Pasadena-East San Gabriel, Kinneloa Mesa, La Crescenta-Montrose, San Pasqual, South Monrovia Islands, South San Gabriel, and Whittier Narrows, and is scheduled for adoption in February 2025. It implements the County's Housing Element rezoning program to create sites for at least 1,860 units affordable to very low income (up to 50% AMI) households, and 184 units affordable to lower income (up to 80% AMI) households, and 6,168 market rate units. The CIP will use the WSGVAP as the basis for analysis for increased infrastructure capacity, and will support the principles of walkability, pedestrian safety, connectivity, and community vibrancy. The CIP will use the WSGVAP as the basis for analysis for increased infrastructure capacity.

Westside Planning Area CIP: The proposed activity develops a CIP for the Westside Planning Area, which is located north of the South Bay Planning Area in Los Angeles County. The Westside Area Plan (WSAP), scheduled for adoption in February 2025, covers the non-contiguous and disparate communities of Ladera Heights, View Park-Windsor Hills, Franlin Canyon, West Los Angeles Sawtelle VA, unincorporated Del Rey, and Marina del Rey, as well as two unincorporated islands referred to as Gilmore Island and Beverly Hills Island. It aims to streamline and update existing County regulations to encourage more housing development, historic preservation, and multi-modal transportation, while focusing on environmental justice issues around oil wells and future development. The WSAP implements the County's Housing Element rezoning program to create sites for at least 1,646 affordable to very low income (up to 50% AMI) households, and 735 units affordable to lower income (up to 80% AMI) households and 2,534 market rate units. The CIP will use the WSAP as the basis for analysis for increased infrastructure capacity.

Transit Oriented Districts

Transit Oriented Districts are areas that are supported by major public transit infrastructure and provide opportunities for a mix of higher intensity development, including multifamily housing, employment, and commercial uses. TODs typically offer opportunities for integrated design solutions, allow compact development and support improvements that promote Complete Streets and active transportation, such as trees, lighting, pedestrian crosswalk enhancements, and bicycle lanes. Based on its scale, TODs also provide opportunities to implement focused affordable housing policy tools, such as value capture, to increase residential densities, strengthen displacement policies, and garner community benefits. By coordinating higher residential densities with transportation, parking, community-serving uses, and amenities that support pedestrian and bicycle safety, TODs can also create a welcoming, safe environment and contribute to mobility goals. The proposed activities address the national objective for planning and policy activities supporting affordable housing, specifically B, by developing TOD specific plans to encourage housing development or preservation of existing higher density projects. The proposed activities also constitute eligible activities in that they benefit LMI households, and by encouraging equitable redevelopment, they also prevent or eliminate "slums" or "blight."

East Los Angeles TOD Specific Plan Update: The proposed activity updates the existing East Los Angeles TOD Specific Plan (TOD Specific Plan), which was adopted by the Board in November 2014. The TOD Specific Plan established a new form-based code, with standards and strategies to encourage and support sustainable, transit-supportive, pedestrian-friendly, and economically vibrant areas surrounding four Metro E Line stations in unincorporated East Los Angeles. Highly innovative at the time of its adoption, the TOD Specific Plan needs to be updated to remove barriers to new higher density housing and further encourage Complete Street improvements and mixed-use development that incorporate local commercial-serving uses and multifamily housing. LA Metro is currently planning an expansion of the E Line, which currently ends at Atlantic Station in the TOD Specific Plan. The pending rail project will extend the E Line south toward the City of Whittier. As the extension may run along Atlantic Boulevard and result in an additional Metro E Line Station within unincorporated East Los Angeles, the update to the TOD Specific Plan is timely and will require a focus on anti-displacement and anti-gentrification efforts for both commercial and residential uses.

Equity/Fair Housing

In July 2020, the County Board of Supervisors adopted the first Anti-Racist, Diversity, and Inclusion (ARDI) Initiative. This broad-based initiative governs the County's commitment to fighting systemic and systematic racism in all forms affecting Black, Indigenous, and People of Color (BIPOC) communities. Past systemic racism and discriminatory housing practices by government agencies such as the use of redlining maps and restrictive housing covenants have not only resulted in long-term inequality but have shaped the physical environment and significantly influenced the residential land use patterns that we know today. For example, over 70% of residential land in unincorporated Los Angeles County is zoned for single-family residences. While many past practices of systemic racism have been eliminated, they may still manifest in less overt ways, such as racist definitions and exclusionary policies in zoning codes. Removing barriers and affirmatively furthering fair housing are important strategies to reversing land use patterns and unraveling the legacy of past systemic racism and combatting the systemic racist policies that persist today. The activities address the national objective for planning and policy activities supporting affordable housing, specifically B, E, and L by removing barriers to affordable housing development and preservation in plans and in zoning codes, by expanding affordable housing programs to low density and high-opportunity neighborhoods, and affirmatively furthering fair housing by encouraging missing middle housing types in single family zoned areas. The proposed activities also constitute eligible activities in that they benefit LMI households through the creation of affordable housing opportunities in high resource areas and remove discriminatory policies.

Missing Middle and Gentle Density Housing Program: The proposed activity implements the Missing Middle and Gentle Density Housing Program, which is a countywide strategy. Understanding that high density residential development may not be financially feasible in all areas of unincorporated Los Angeles County due to high land costs or required infrastructure investment, this program will assess land use tools that encourage the development of low to mid-density housing types, such as bungalow and cottage courts, duplexes, triplexes, and fourplexes that are context-sensitive in existing residential neighborhoods. The assessment will study the feasibility of these 'gentle density' building typologies in unincorporated Los Angeles County and will enact by right implementation mechanisms. The resulting program will include anti-displacement strategies to increase housing opportunities in traditionally low-density residential zones, particularly High or Highest Resource areas as determined by the California Tax Credit Allocation Committee. This program will also build on the existing



Compact Lot Subdivision Ordinance that allows for single family development on smaller parcel sizes in certain residential zones.

Equity Audit: The proposed activity is a comprehensive review of the General Plan, all community-based plans and specific plans, and the Zoning Code from an anti-racist and equity lens. It will identify and remove barriers to equitable housing production, remove racist definitions and terminology, remove exclusionary policies, prevent incompatible land uses from affecting BIPOC communities, address the unique housing needs of members of protected class groups, and make proactive changes to promote more inclusive communities. This will be implemented through various Zoning Code and plan amendments.

NEEDS

The proposed activities for Infrastructure Planning and Transit Oriented Districts address the Needs identified in this Action Plan in a number of ways. Because of the County's geographic diversity and the diversity of housing types, preparing plans by planning area and district help to align policies to increase affordable housing opportunities with the unique characteristics and needs of each area. The proposed activities for the Transit Oriented Districts and Equity/Fair Housing remove barriers to the Zoning Code. All of the proposed activities work in conjunction with existing anti-displacement policies, and the Transit Oriented Districts will explore opportunities to build on and strengthen those protections. The proposed activities for Equity/Fair Housing address the Needs identified in this Action Plan by removing exclusionary policies and creating housing opportunities in higher resource areas. We have seen that there is a great demand for missing middle housing types. For example, when state laws allowing accessory dwelling units (ADUs) by right became effective in 2017, several jurisdictions, including the County, saw a significant increase in applications and construction activity for ADUs. In 2022, the County approved 20 times more ADUs than in 2016. By removing barriers, the proposed activities will also increase housing production and preservation in a way that is equitable, does not lead to displacement, and affirmatively furthers fair housing. Furthermore, all proposed activities will help streamline the entitlement process and reduce costs by removing barriers and adding certainty to the review of projects. In particular, infrastructure issues, such as a required sewer study, can be an unexpected requirement for project, as they are requested on a case by case basis. While the improvements to infrastructure will in the long run reduce housing costs, in the short term, having the CIPs in place will help streamline the entitlement process by providing certainty to housing developers.

Infrastructure Planning

Although CIPs are commonly used by local jurisdictions to plan for new and to upgrade existing infrastructure, it is not a current practice for the County. In addition, the County has not proactively coordinated infrastructure planning with land use planning at a planning area level. This could be due, in part, to the County's fragmented planning areas in between 88 cities, as well as the organizational structure of the County. LA County Planning focuses on land use planning, while Public Works focuses on infrastructure. The County can learn from the City of Austin's collective Capital Improvement Program and their experience that led to the establishment of a Capital Planning Office in 2010. The impetus for that effort came from recognizing the need to align their comprehensive long-range plan with capital projects. The County can emulate the City of Austin's efforts to use CIPs to overcome organizational challenges, which can help facilitate coordination between departments, streamline, and add certainty to the development process, and increase the production of housing. The City also offers models for developing CIPs for plans at varying scales, including area plans.

While preparing CIPs for area plans is not a current practice for the County, the proposed activities are appropriate and timely, given the near completion of the area plans and rezoning effort, and the opportunity to ensure the success of the housing policies in the area plans through the provision of infrastructure. The County can overcome the geographic challenges by proactively coordinating with adjacent cities and tapping into existing networks.

Transit Oriented Districts

The County has prepared multiple TOD specific plans: Florence-Firestone TOD Specific Plan, 2023; West Athens-Westmont TOD Specific Plan (Connect Southwest LA Specific Plan), 2019; West Carson TOD Specific Plan, 2019; Willowbrook TOD Specific Plan, 2018; and East Los Angeles TOD Specific Plan (East Los Angeles Third Street Specific Plan), 2014. One lesson-learned from the experience of preparing TOD specific plans is to better coordinate the interplay between the TOD specific plan and the General Plan so that they are not perceived to be stand-alone documents. Another lesson-learned is to use the opportunity, in preparing or updating a TOD, to incorporate bold, innovative housing policies, such as value capture, which may be too complex to implement at a larger scale. To ensure success with the proposed activities, the County will clearly reflect the linkages to the General Plan in the TOD specific plan, and commit early on to identifying affordable housing tools that can be incorporated.

Equity/Fair Housing

The County can learn from equity efforts in King County, WA, which stemmed from a desire to incorporate equity into their long-range plans and municipal functions. In 2015, King County developed the Equity Impact Review tool to assess, identify gaps, and communicate the impact of county policies and program on equity. While the County's proposed activities are focused on removing barriers in plans and the Zoning Code, the County can emulate King County's tools and approaches to correct and reverse systemic racism within their programs and policies in a meaningful and significant way.

The County is also learning from the experience of the City of Seattle and the City of Minneapolis to allow missing middle housing types, such as duplexes, triplexes, and fourplexes in traditionally single-family neighborhoods. Both efforts entailed a significant outreach component but took different approaches to zoning. City of Seattle upzoned their single-family areas, while City of Minneapolis modified the single-family zone. Furthermore, in recent years, the State of California has enacted several laws to allow accessory dwelling units, lot splits, and other forms of "gentle density" to increase housing opportunities.

Recently, the Minneapolis 2040 Plan, which incorporates the missing middle strategy, encountered legal roadblocks related to its environmental analysis. From the County's own experience with implementing recent state laws, missing middle housing in single family neighborhoods is a controversial and divisive issue, but an important policy that can help to address the housing crisis and affirmatively further fair housing. Based on lessons-learned, the County will ensure that the proposed activities include a comprehensive environmental analysis, robust community engagement program, and strong emphasis on design.

ALIGNMENT

The proposed activities for Infrastructure Planning, Transit Oriented Districts, and Equity/Fair Housing align with several existing County and regional initiatives, policies and programs, including but not limited to:

- Anti-Displacement and Affordable Housing: Housing Element (General Plan), Homeless Initiative, Inclusionary Housing Ordinance, Density Bonus Ordinance, Affordable Housing Preservation Ordinance, Rent Stabilization Ordinance, County tenant protections.
- General Plan: Area plans, Transit Oriented Districts, SCAG SoCal Connect 2024.
- Sustainability: Climate Action Plan (General Plan), OurCounty Sustainability Plan, Climate Vulnerability Assessment.
- Equity: Anti-Racism, Diversity, and Inclusion Initiative; LA County Planning Strategic Plan; Equity Indicators Tool; Green Zones Program; Environmental Justice Screening Method Tool; Equity Explorer Tool.
- Infrastructure: Delete the Digital Divide; Equity in Infrastructure Initiative; Vision Zero Plan; Pedestrian Plans (General Plan); Bicycle Master Plan (General Plan).

As the proposed activities are informed by the General Plan, it is also in alignment with Connect SoCal 2024, which the regional transportation plan for the Southern California Association of Governments region. Alignment with these initiatives, policies, and programs ensure that the proposed activities will increase and preserve affordable housing, and directly benefit LMI households in an equitable, holistic, and meaningful way. The proposed activities will work in conjunction with these initiatives to ensure that existing residents and LMI households have equal access to the safe and welcoming environments, and access to public transit, jobs, public services, and amenities created by the proposed activities. By increasing housing production and aligning with land use and economic development strategies in the General Plan, the proposed activities also support job creation and retention efforts.

GEOGRAPHIC SCOPE



The County of Los Angeles is responsible for land use and infrastructure for the unincorporated areas of Los Angeles County, which represent approximately 2,600 square miles, or 65% of the land area. The unincorporated areas are in and around 88 incorporated cities in Los Angeles County and serve over 1 million people across 125 distinct communities. The proposal includes activities that apply to all unincorporated areas and those that focus on the following six planning areas, which comprise unincorporated areas located outside of environmentally sensitive, agricultural, rural, and hazardous (wildfire, seismic, food) areas: East San Gabriel Valley, Metro, South Bay, West San Gabriel Valley, and Westside. The proposed TOD specific plan update is focused on areas near Metro transit stations in unincorporated East Los Angeles (Metro Planning Area).

The Action Plan encompasses Census tracts that are HUD Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). They are in the Metro Planning Area (3 Census tracts); South Bay Planning Area (1 Census tract); and Westside Planning Area (1 Census tract). The Action Plan also comprise all opportunity areas defined by the State of California Tax Credit Allocation Committee: Highest Resource, High Resource, Moderate Resource (Rapidly Changing), Moderate Resource, Low Resource, or areas of High Segregation and Poverty. This is summarized below:

- East San Gabriel Valley Planning Area: Low, Moderate, High, and Highest Resource tracts
- Metro Planning Area: High Segregation and Poverty, Low, Moderate, and Moderate (rapidly changing) Resource tracts
- South Bay Planning Area: Low, Moderate, and High Resource tracts
- West San Gabriel Valley Planning Area: Moderate, High, and Highest Resource tracts
- Westside Planning Area: Low, Moderate, High, and Highest Resource tracts

It should be noted that Metro Planning Area does not include High or Highest Resource tracts and West San Gabriel Valley Planning Area does not include Low Resource tracts. Given the geographic scope and scale of the Action Plan, there are opportunities to both preserve and create housing units in high opportunity areas and expand opportunity in underserved communities. This can be achieved by planning area and/or as well as between planning areas.

AIR HOUSING

The proposed activities for Equity/Fair Housing will remove barriers to the development of affordable housing in well-resourced areas of opportunity by allowing missing middle housing types in traditionally single-family neighborhoods in High and Highest Resource tracts. BIPOC communities are expected to benefit from the proposed activities.

The Action Plan includes four unincorporated areas with R/ECAP Census tracts: West Athens-Westmont (2)(Metro Planning Area); Florence-Firestone (Metro Planning Area); Lennox (South Bay Planning Area); West Los Angeles (Sawtelle VA) (Westside Planning Area); and Willowbrook (Metro Planning Area).

The Hispanic/Latino population makes up the majority in the West Athens-Westmont, Florence-Firestone, Lennox, and Willowbrook R/ECAP tracts. In the West Los Angeles (Sawtelle VA) R/ECAP tract, 36.8 percent of the population is White, 26.5 percent of the population is Hispanic/Latino, and 22.4 percent of the population is Black.

Communities where racial/ethnic minorities are the predominant population are generally located in the southern, southeastern, and northeastern areas of Los Angeles County. The following unincorporated areas have the largest non-White majority populations in the areas addressed by the proposed activities:

- Lennox (South Bay), Florence-Firestone (Metro), Walnut Park (Metro), Willowbrook (Metro), East Rancho Dominguez (Metro), East Los Angeles (Metro), Avocado Heights (East San Gabriel Valley), West Puente Valley (East San Gabriel Valley), Valinda (East San Gabriel Valley), South San Jose Hills (East San Gabriel Valley) have Hispanic/Latino majority populations.
- View Park-Windsor Hills (Westside) and West Athens-Westmont (Metro) have Black majority populations.
- Hacienda Heights (East San Gabriel Valley) and Rowland Heights (East San Gabriel Valley) have Asian majority populations.

As previously discussed, past systemic racism and discriminatory housing practices by government agencies, such as the use redlining maps and restrictive housing covenants, have not only resulted in long-term inequality, but have shaped the physical environment and significantly influenced the residential land use patterns that we know them today. These are some of the policies and practices that have caused segregation and maintaining these land use patterns perpetuates the legacy of these policies and practices. For example, over 70% of residential land in unincorporated Los Angeles County is zoned for single-family residences. While many past practices of systemic racism have been eliminated, they may still manifest in less overt ways, such as racist definitions and exclusionary policies in zoning codes. Removing barriers and affirmatively furthering fair housing are important strategies to reversing land use patterns and unraveling the legacy of past systemic racism and combatting the systemic racist policies that persist today.

The County will ensure that the ActioPlan will not cause affordable housing to be further concentrated in low-opportunity areas or in areas that already have ample affordable housing through the Missing Middle and Gentle Density Housing Program, which will focus on creating housing opportunities in higher resource areas. Also, the area plans that will serve as the basis for the CIPs are guided by the Housing Element affirmatively furthering fair housing analysis, which is how the County can ensure that affordable housing will not be further concentrated in low opportunity areas.

The proposed activities come from the General Plan and Housing Element, which were prepared in conjunction with the 2018 Analysis of Impediments to Fair Housing Choice prepared by the Los Angeles County Development Authority for the Urban County.

The risk of displacement will be directly addressed with policies in the proposed activities and work in conjunction with existing policies. There are existing anti-displacement policies, such as replacement and right of first refusal in the Affordable Housing Preservation Ordinance, and relocation assistance and tenant protections in the Rent Stabilization Ordinance. The proposed activities will build off the existing policies to strengthen them to ensure that they do not lead to the displacement of vulnerable residents in communities of color.

The proposed activities will work in conjunction with existing County policies to address the housing needs of people with disabilities and increase their access to accessible affordable housing, including the Reasonable Accommodations Ordinance. The Equity Audit will also focus on identifying and removing barriers to fair housing and affirmatively furthering fair housing to increase housing choice. The County will work with Los Angeles County Development Authority's goals to enhance accessible housing, supportive services, and transit to persons with disabilities to ensure compliance with the Americans with Disabilities Act. The County will also ensure compliance for meetings, hearings, and community engagement activities. The County will focus on extensive environmental analysis and a robust community engagement process to address resistance to the proposed activities. Recognizing that missing middle housing and increases in density are controversial and divisive issues, the County will provide meaningful, extensive, and inclusive engagement opportunities to ensure that all voices are heard.

The equity-related educational resources, tools, and public input that have informed the County's Action Plan comes from the Government Alliance on Race and Equity (GARE), of which the County is a member, and other racial equity resources and trainings that have been offered through the County's ARDI Initiative. The County's Equity Indicators Tool, Environmental Justice Screening Tool, and Equity Explorer have informed the development of the Action Plan, as well as the State of California CalEnviroScreen 4.0 tool and the State of California CTCAC/HUD Opportunity Area Maps.

The County's Action Plan works in conjunction with existing County policies for business preference programs that encourage business owners who are minorities, women, disadvantaged or disabled veterans to capitalize on opportunities in government and private-sector procurement programs. The County ARDI Initiative has informed the County's and LA County Planning's strategic plans to be equity-focused.



Other equity considerations include noting that the number of people experiencing homelessness in Los Angeles County continues to increase, with 75,518 people experiencing homelessness on any given night in 2023. The Los Angeles Homeless Services Authority (LAHSA) noted that Latinos made up the largest share of the homeless population in Los Angeles County, with 30,350 individuals counted, followed by Blacks with 22,606 individuals counted. Furthermore LAHSA found that in 2017, Black people represented only 9% of the general population in Los Angeles County but comprised 40% of the population experiencing homelessness. While the proposed activities do not directly address these disturbing trends, land use and zoning have always been a part of the County's Homeless Initiative strategies to remove barriers and increase production and preservation of affordable housing to combat homelessness.

The County will track the progress and evaluate the effectiveness of the proposed activities to advance racial equity by collecting qualitative data as available from Los Angeles County Development Authority and other agencies. Using GIS equity mapping tools, the County can track the effectiveness of these programs over time. The County can also use surveys and community engagement to garner feedback and collect qualitative data from the community.

Use of Funds - Method of Distribution (State grantees only):

N/A

Grantee and Partner Capacity:

The County of Los Angeles is not unfamiliar with managing large, complex grants and has the depth and experience to meet all grant obligations. Specifically, the County Department of Regional Planning (also known as LA County Planning) will be the lead internal agency for implementation of the grant. LA County Planning has demonstrated experience managing large, complex grants and has received over \$7 million in grant funds over the past four years from various sources, including the State of California, Southern California Association of Governments, and the LA Metro transit agency. All the grants were for long range planning studies, transit-oriented development, General Plan amendments, and zoning code amendments, and all grants were successfully completed on time and within budget.

For this grant, LA County Planning will partner with the Department of Public Works (PW) to complete the necessary CIP programs. LA County Planning has a pre-existing Memorandum of Understanding with PW that sets forth the obligations of each department when working on joint projects. LA County Planning will utilize existing resources in the Department of Public Health and the Chief Sustainability Office to assist with outreach and to ensure enhanced language access and capacity.

As a full service planning department with experience implementing grant-funded programs, LA County Planning has the relevant project management, quality assurance, financial and procurement, and internal control capacity to quickly launch and implement major projects. LA County Planning will rely on three divisions within its organizational structure: Advance Planning, Current Planning, and Information and Fiscal Services. The Advance Planning Division will act as the program lead responsible for overall program management and development of CIPs and zoning code amendments. Comprised of approximately 30 professional staff, they regularly perform project management on highly complex land use projects. Quality control and quality assurance occurs throughout various stages of a project's development and includes detailed management reviews at key milestones. Advance Planning staff regularly write and amend zoning ordinances. The Current Planning Division, comprising approximately 60 professional and technical staff, provides expertise in applying zoning code solutions to pending applications. Current Planning will act as a general resource to Advance Planning and will augment the proposed community engagement and outreach programs. The Information and Fiscal Services Division currently manages all financial and procurement processes under general policies set by the County's internal service providers. They will be responsible for contracting, accounting, compliance, and internal auditing to ensure compliance with grant requirements. If necessary, LA County Planning will utilize existing resources for grant compliance from other departments, including its sister agency, Los Angeles County Development Authority.

As stated earlier, LA County Planning maintains an existing MOU with PW for review and implementation of transportation programs and plans. This MOU will be amended to account for the requirements of this grant. LA County Planning will rely on the professional expertise of transportation planners and engineers in PW, while maintaining overall project management responsibilities. If additional capacity is needed, PW has a master list of pre-qualified professional consulting firms from small, medium, and large transportation and engineering firms that are also qualified for prevailing wage and/or David-Bacon compliance.

Planning and land use functions are governed by Title 7 Division 1 of the State of California Government Code. California Government Code 65300 requires each jurisdiction to prepare comprehensive plans and authorizes jurisdictions to adopt zoning codes. For unincorporated Los Angeles County, the Board of Supervisors established the Regional Planning Commission in 1923 in accordance with California Government Code Section 65101. Preparation of comprehensive plans and zoning code ordinances lies with LA County Planning. These plans and ordinances are reviewed by the Regional Planning Commission and approved by the Board of Supervisors prior to taking effect. Similarly, the Regional Planning Commission can adopt capital improvement plans, bicycle masterplans, pedestrian plans, and other specialty plans through the same process. Simply put, LA County Planning, through its existing functions, has the legal authority to effectively



implement all of the proposed activities.

LA County Planning regularly contracts with professional consultants and technical experts in land use and environmental clearance (CEQA and NEPA). It acts as Lead Agency under CEQA for development projects and has partners with other County departments on projects that require compliance with NEPA. LA County Planning is currently establishing contracts with community-based organizations to act as fiscal agents for smaller organizations for enhanced outreach and engagement as part of this grant. LA County Planning is also a long term subrecipient of CDBG funds for code enforcement activities through existing LACDA/County CDBG programs, and is required to report compliance with the County's Consolidated Plan and annual action plans for HUD.

LA County Planning wrote this grant application exclusively, without the use of professional or technical consultants or grant writers. Primary authors are Amy Bodek, Director of Regional Planning, Connie Chung, Deputy Director for Advance Planning, and Edward Rojas, Assistant Deputy Director for Advance Planning. Technical assistance for budgeting was provided by internal staff including Karen Chin, Budget Manager, and Joseph Horvath, Information and Fiscal Services Deputy Director. Maps and demographic information were provided by internal staff in the GIS section.

LA County Planning has experience working with civil rights and fair housing issues on a regular basis. It also has experience with the design or operations of programs that have provided tangible reductions in racial disparities. Below is an organizational chart of all full-time staff who will be working with consultant teams and CBOs on the proposed PRO Housing activities. Staff will be responsible for project management, supplemental analyses, managing the projects through the public hearing process, and community engagement.

Stakeholder Engagement and Public Participation Summary:

The proposed activities are committed actions from the General Plan and Housing Element, which were developed in partnership with a diversity of stakeholders, and with input received from hundreds of meetings and community engagement activities. Key stakeholders include residents; business owners; employees; community leaders and stewards; environmental groups; community-based organizations; community organizers; town councils; transit and bicycle advocates; economic development corporations; trade associations; organized labor; people experiencing homelessness; people with disabilities; homeowners associations; renters; state, local and regional agencies; cities; developers/building industry representatives; chambers of commerce and business federations; legal aid; environmental justice advocates, and other County agencies and departments.

The County will continue to reach out to stakeholders throughout the grant period. In addition to working with organizations, holding events and community meetings (in person and virtual), and other traditional forms of engagement, the County will focus on its "ground game" through direct outreach to stakeholders at schools, parks, senior centers, churches and other faith-based organizations, supermarkets and community gathering places, pre-scheduled events, and "office hours" like walk-and-talks held within the community. The County will also use a pre-approved master agreement established by the Department of Public Health to quickly onboard and compensate CBOs that have established trust within communities and the ability to organize people; use alternative means to disseminate information, such as door to door engagement; and can provide invaluable insight into how stakeholders get their information and stay informed (eg., community message board, radio, online, text, word of mouth, regularly scheduled meetings, etc.). The County will also use project web pages to document the process and promote transparency. Furthermore, LA County Planning will implement its robust language access policy to proactively provide translation and interpretation, based on documented need using GIS and Census tract information.

Specific to the proposal that informed this Action Plan, LA County Planning made a public presentation at a regularly scheduled Countywide Community Services meeting (virtually) on September 27, 2023, wherein staff discussed the draft application. The County made the draft application available for public review on October 6, 2023, and the Board of Supervisors held a public hearing on October 24, 2023. This public hearing was held in a hybrid (in person and virtual) format that provides language access options and accessibility accommodations. The County also developed a dedicated accessible web page, with language translation features, for the application at <https://planning.lacounty.gov/long-range-planning/pro-housing/>; posted newspaper ads in English and Spanish; posted announcements on social media in English and Spanish; and sent email blasts in English and Spanish to 4,957 email addresses using the Department's courtesy contact list, which comprise contacts for community leaders, community-based organizations, building industry representatives, and other housing industry stakeholders engaged in housing policy issues. Additionally, the County's sister agency, the Los Angeles County Development Authority, a HUD grantee, distributed notices of the application's availability through its contact lists. The County made available bilingual Spanish-speaking and Mandarin Chinese-speaking staff and other language access tools to answer questions and collect public comments on the draft application.

Some of the stakeholder input that informed the proposal include documented comments from the County's recent update to its Housing Element. Several stakeholders expressed concerns over the impacts of upzoning parcels to accommodate higher residential densities without consideration for potential displacement and gentrification, infrastructure capacity, increased traffic, and missed opportunities to capture community benefits. Other comments and recommendations from the Housing Element process include concerns over the loss of commercial uses to residential uses, a need for more missing middle housing types, a need for more affordable housing, and frustration over approach to community engagement. The proposed activities combined will address all of these issues.

To encourage participation, the County will use traditional forms of outreach as well as direct outreach to stakeholders at schools, parks, churches, supermarkets, gathering places, events, and "office hours" held within the community. The County will also establish formal relationships with community-based organizations to ensure that all voices are represented and heard throughout the development of the proposed activities. This direct and proactive outreach, and the use of different approaches, will ensure that the County engages those who are most likely to benefit from the proposed activities. The County will engage with stakeholders early and often, which will help build trust and a better understanding of the proposed policies. Also, creating more opportunities for stakeholders to inform and shape the policies can help obtain community buy-in.

Long-Term Effect:

Upon completion of the grant-funded activities, the County will have developed CIPs for the East San Gabriel Valley Planning Area, Metro Planning Area, South Bay Planning Area, West San Gabriel Valley Planning Area, and Westside Planning Area. Also, the County will have updated the TOD Specific Plan for East Los Angeles. Furthermore, the County will have removed barriers and made amendments to the General Plan and Zoning Code to affirmatively further fair housing and ensure that policies are equitable. By the end of the grant period, all proposed activities will have undergone a comprehensive public process and will have been approved and adopted by County Regional Planning Commission and County Board of Supervisors. The proposed actions will shape future implementing actions, and in doing so, will permanently produce and preserve affordable housing beyond the grant period.

Major roadblocks are the uncertainty, and potential changes or delays that can occur to the proposed activities during the public hearings due to stakeholder opposition. The best way to counteract these roadblocks is to ensure that the community engagement process is extensive, and to obtain buy-in from stakeholders, which is accounted for in the Action Plan. In addition, the County will ensure that accurate information on the proposed activities is available in an inclusive and comprehensive way.

The proposed activities will not only produce and preserve affordable housing, but coordinate the housing with infrastructure, land use planning, and creating access to transit, amenities, public services, jobs, schools, and other important community assets and locations. The proposed activities for Infrastructure Planning and Transit-Oriented Districts will directly create access, amenities, and community assets for LMI households, while the proposed activities for Equity/Fair Housing will increase affordable housing opportunities in High and Highest Resource areas, which have greater access to



such services and amenities.

Because the unincorporated areas are diverse and span across Los Angeles County, in between 88 cities, the proposed activities can provide comparable local examples and resources for other jurisdictions to replicate and scale. The County selected proposed activities that have been tried and tested by other jurisdictions, and in some cases, by the County. The County's successful completion and implementation of the proposed activities can add to the country's knowledgebase that these solutions, while challenging, are not insurmountable to establish, and that they do effectively produce and preserve affordable housing.

The unincorporated areas most significant environmental risks are wildfires, flooding, and seismic areas, which are becoming worse due to the effects of climate change. The Action Plan is in alignment and consistent with the Safety Element and Climate Action Plan, which are also components of the General Plan, and informed by the County's Climate Vulnerability Assessment, which identifies specific risks for Los Angeles County and analyzes impacts, particularly on frontline communities. The Safety Element and Climate Action Plan address these environmental risks, as well as policies that promote community resilience to mitigate the impacts of climate change. For example, the rezoning program does not include parcels that are within Very High Fire Hazard Severity Zones. The Climate Action Plan ensures that the benefits of measures and implementing actions are prioritized for frontline communities.

Success at the end of the period of performance and beyond will be having adopted policies in the General Plan and Zoning Code that address the Needs identified in this Action Plan by producing and preserving affordable housing, streamlining the housing development process with the removal of barriers, creating livable communities, and reversing legacy racist land use patterns that contribute to the housing crisis. The following metrics will measure these successful outcomes:

- Number of by-right affordable housing units produced/preserved: 53,519 affordable units (25,648 units affordable to households with incomes at 50% AMI and below; 13,691 units affordable to households with incomes at 80% AMI and below; and 14,180 units affordable to households with incomes at 120% AMI and below).

- Number of total by-right housing units produced: 90,052 units

- Percentage of the total number of 100% affordable housing developments that are produced in High and Highest Resource tracts: at least 50%

- Percentage of the total number of 100% affordable housing developments that are produced in High Segregation and Poverty, Low Resource, and R/ECAP tracts: 0%

- Percentage of infrastructure identified in CIPs implemented: 75%

- Percentage of by-right units produced in TODs/High Quality Transit Areas: 75%

All proposed activities will be guided by the County's equity goals and goals to affirmatively further fair housing. The Missing Middle and Gentle Density Housing Program and the Equity Audit will directly work toward removing barriers to reverse land use patterns that have resulted from exclusionary practices and policies rooted in systemic racism. The proposed activities in Infrastructure Planning and Transit Oriented Districts will not only increase the production and preservation of affordable housing, but provide the necessary ingredients to build communities and improve quality of life for LMI households.

Substantial and Non-substantial Amendments (if applicable):

N/A

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	.00%	\$.00
Overall Benefit Amount	\$4,690,000.00	\$.00	\$.00
Limit on Public Services	\$1,005,000.00	\$.00	\$.00
Limit on Admin/Planning	\$.00	\$.00	\$.00
Limit on Admin	\$.00	\$.00	\$.00



Most Impacted and Distressed

\$0.00

\$0.00

\$0.00

Overall Progress Narrative:

The LA County Planning (County) PRO Housing Grant Action Plan for NOFO 2024 was approved in March of 2025. During FY 2025, no grant funds were expended. The County worked on developing a statement of work for the five Capital Improvement Plans (CIPs) funded by the grant: West San Gabriel Valley Planning Area CIP, East San Gabriel Valley CIP, Metro Planning Area CIP, Westside Planning Area CIP, and South Bay Planning Area CIP. The CIPs account for 5.1 million of the 6.7 million awarded by the grant. The County finalized the state of work and released two Request for Proposals (RFP) on August 27, 2025 to secure consultants for the projects. The County intends to contract two consultants, one to work on the East and West San Gabriel Valley Planning Area CIPs, and the second to work on the Metro, South Bay, and Westside Planning Area CIPs. Proposer's conferences were held on September 10 and 11, 2025 to answer questions from interested firms about the project. Proposals in response to the RFPs were due September 30, 2025. There was no progress on the other activities in the grant during FY 2025.

Activities:

- West San Gabriel Valley Planning Area CIP - RFP Released
- East San Gabriel Valley Planning Area CIP - RFP Released
- Metro Planning Area CIP - RFP Released
- South Bay Planning Area CIP - RFP Released
- Westside Planning Area CIP - RFP Released
- Transit Oriented Districts - No Progress
- Missing Middle and Gentle Density Housing Program - No Progress
- Audit - No Progress
- Public Engagement/Community Based Organizations - No Progress

Project Summary

Project #, Project Title

This Report
Program Funds
Drawdown

To Date
Project Funds
Budgeted
Program Funds
Drawdown

9999, Restricted Balance

\$0.00

\$0.00

\$0.00

