



The Future of Housing

in Los Angeles County Unincorporated Communities

The County of Los Angeles is currently updating the Housing Element of the General Plan for 2021-2029. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated communities. The primary focus of the Housing Element is to ensure decent, safe, sanitary and affordable housing for current and future residents of unincorporated communities, including those with special needs.

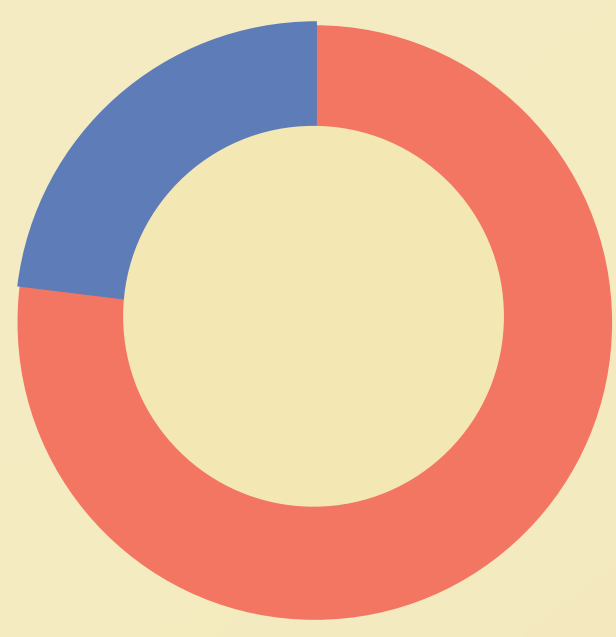
Tell us about your housing priorities!

Housing in Unincorporated Communities Today

Housing is not available for many households

77%

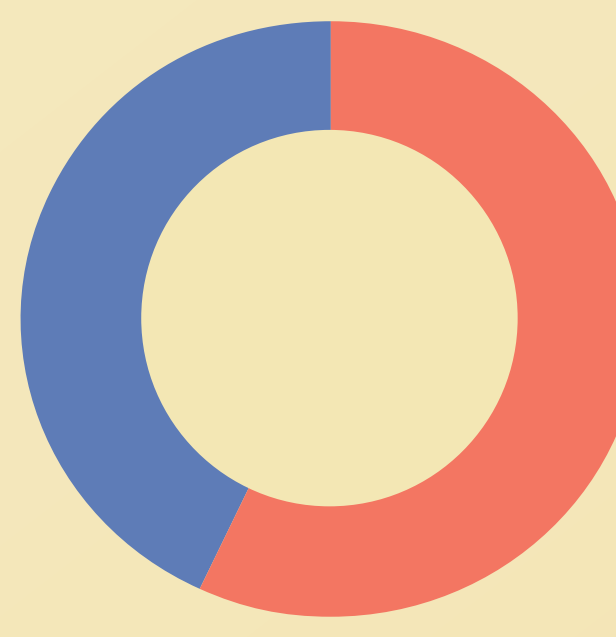
of housing is single-family homes



Neighborhoods with individual houses provide one type of housing, but our communities need a range of housing types (apartments, townhouses, condos) and sizes to meet the needs of different family types and incomes.

57%

of housing is owner-occupied

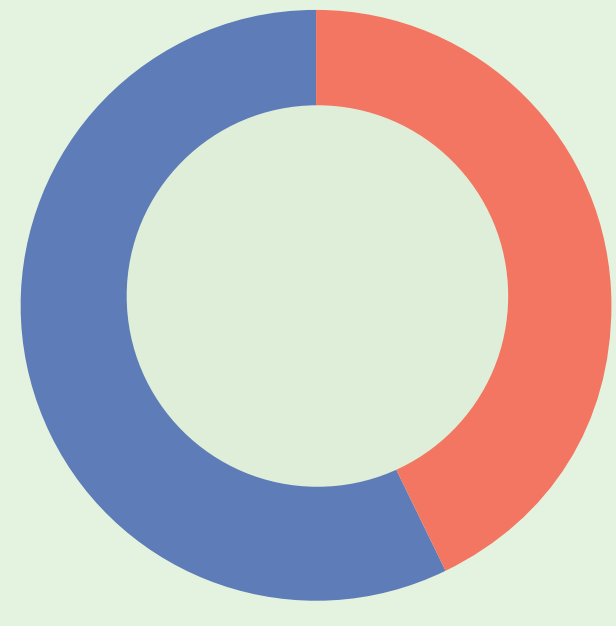


That's compared to 46% for all of Los Angeles County. While we often associate high homeownership rates with neighborhood stability, more rental opportunities are needed to house unincorporated residents at all income levels.

Housing is too expensive for many households

43%

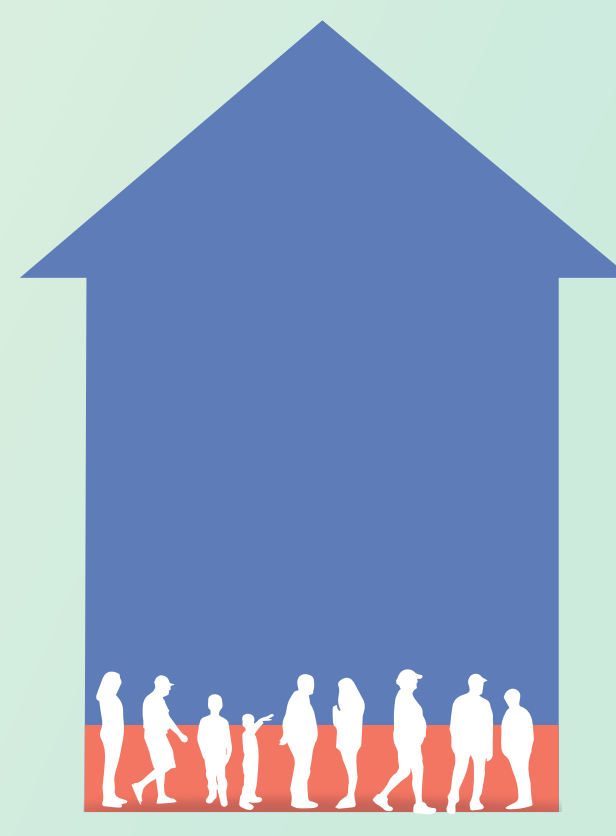
of households spend too much of their income on housing.



These households spend more than 1/3 of their income on housing and may not have adequate money for other necessities, such as transportation, food or health-related costs.

66,436

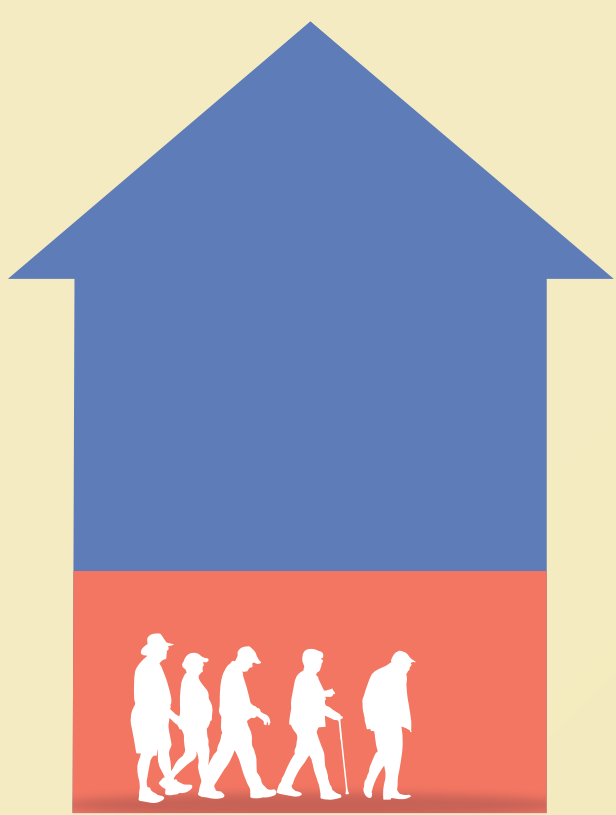
County residents are homeless according to the 2020 Countywide homeless count. That's a 13% increase from 2019.



Housing needs are changing

From 2010 to 2019, the senior population in unincorporated communities grew by nearly 30%, and it is expected to keep rising.

The rise in the senior population has resulted in a demand for smaller, more affordable housing, accessible design, in-home supportive services, and active living.



Age of unincorporated County residents

0-19 years

27%

20-34

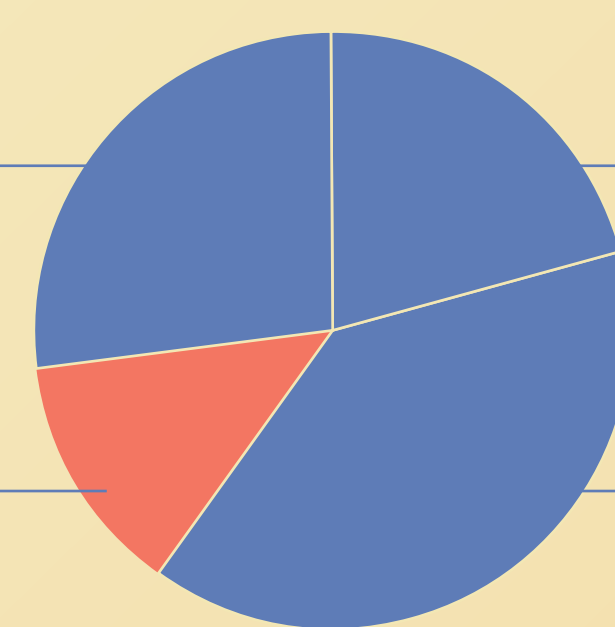
21%

65+

13%

35-64

39%



Help us provide housing options

The amount and types of housing in unincorporated communities of the County are not meeting the overall housing need. The Housing Element for 2021-2029 will help address this need, and your participation will shape how the County does this.

What does the Housing Element include?

State law mandates updates to the Housing Element every eight years and requires specific components to be included:

1 Regional Housing Needs Allocation (RHNA)

The Southern California Association of Governments (SCAG) projects the housing need for unincorporated communities. SCAG assigns a number of housing units that the County is required to plan for in the eight year Housing Element cycle. That number of units is called the RHNA, and it is broken down by income category, ensuring that all economic groups are accommodated. The draft RHNA for unincorporated communities is approximately 90,000 units.

2 Adequate Sites Inventory

A jurisdiction then needs to show that there are enough sites within the jurisdiction to build that amount of housing. This task is called the Adequate Sites Inventory. In order to count toward the RHNA, sites must meet several criteria, including residential zoning of a certain density, a minimum lot size, and the site must be either vacant or underutilized. Underutilized means that the property is not built to its maximum capacity, so there is potential there for more units. If a jurisdiction cannot show that there are enough sites to address the housing need, the jurisdiction is required to develop a rezoning program. The rezoning increases the amount of housing that is allowed to be built in some communities in order to address the housing need.

3 Constraints and Barriers

Another component of the housing element is the identification of constraints and barriers to the development of housing, such as the time and cost of obtaining permits and the high cost of land.

4 Goals, Policies and Implementation Programs

The County will also develop goals, policies and implementation programs to address housing needs.

Goals: General statements about the desired housing outcomes, expressing the community's values.

Policies: Specific statements that guide decision-making.

Implementation programs: Actions for carrying out the policies of the Housing Element. The Department of Regional Planning partners with other agencies that oversee housing, such as the Los Angeles County Development Authority and the Los Angeles Homeless Services Authority, for implementation and administration.

Share your ideas with us!

Tell us what the County should prioritize to address housing need in the unincorporated communities. There are several ways to give us your feedback.

To participate in one of our workshops, watch one of our presentations, take a short Housing Element survey, and stay informed about our progress, visit:

planning.lacounty.gov/housing.

Questions? Contact the Department of Regional Planning Housing Policy Section at housing@planning.lacounty.gov or (213) 974-6417.