

January 10, 2024

TO: Pam O'Connor, Chair
David W. Louie, Vice Chair
Yolanda Duarte-White, Commissioner
Elvin W. Moon, Commissioner
Michael R. Hastings, Commissioner

FROM: Connie Chung, AICP
Deputy Director, Advance Planning Division

SUBJECT: Pending Projects Not Subject to the Inclusionary Housing Ordinance

At the November 8, 2023, Regional Planning Commission (Commission) meeting, LA County Planning staff (staff) provided an overview of the implementation and forthcoming updates to the Inclusionary Housing Ordinance (IHO), which became effective on December 10, 2020. During the discussion, the Commission requested information on the number of pending housing projects that are not subject to the IHO.

As of December 2023, there are 41 pending housing projects that are not subject to the IHO. This is in large part due to the submittal of the applications prior to the effective date of the IHO. Ten projects may be recommended for denial due to inactivity by the applicant, and most likely will not be brought before the Commission. The remaining 31 pending housing projects (28 tentative tract maps and three non subdivision housing developments) may be brought before the Commission for your consideration.

Table 1 shows the distribution of the 31 pending housing projects by Supervisorial District and total number of proposed units in each district. It should be noted that four of the projects have associated housing permits, which will provide affordable and senior units.

Table 1 – Pending Projects Submitted Prior to Inclusionary Housing Ordinance Effective Date by Supervisorial District		
	Number of Projects	Number of Proposed Units
Sup. District 1	7	60
Sup. District 2	4	147
Sup. District 3	2	71

Table 1 – Pending Projects Submitted Prior to Inclusionary Housing Ordinance Effective Date by Supervisorial District		
Sup. District 4	1	7
Sup. District 5	17	6767
Total	31	7052

We will continue to keep you informed of the progress on the update to the IHO. Should you have any additional questions, please contact Lynda Hikichi of the Housing Policy Section at (213) 974-6417 or lhikichi@planning.lacounty.gov.

CC:ER:TF:LH