



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 30, 2016

TO: Supervisor Hilda L. Solis, Chair
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: Richard J. Bruckner
Director

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REPORT ON BOARD MOTION REGARDING THE EQUITABLE DEVELOPMENT WORK PROGRAM (AGENDA ITEM NO. 2, DECEMBER 8, 2015)

On December 8, 2015, the Los Angeles County Board of Supervisors (Board) instructed the Director of the Department of Regional Planning (DRP), in coordination with the directors of other appropriate departments, potentially including but not limited to Public Works (DPW), Public Health (DPH), Parks and Recreation (DPR), Community Development Commission (CDC), County Counsel, and the Fire Department (FD), to initiate an Equitable Development Work Program consisting of the following:

- Update the Density Bonus Ordinance to further ease and incentivize the development of affordable housing. The update should reflect state law changes effected by Assembly Bill (AB) 2222 and AB 744, including the incorporation of a “no net loss” policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely low-income households; and other changes to strengthen the effectiveness of the ordinance.
- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee.
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions.

- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to provide their greater adoption.
- Propose additional strategies to preserve existing affordable housing and incentivize the protection of new affordable housing; identify any necessary procedural and state and local legislative adjustments.
- Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic “hotspots” in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents.
- Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance equity objectives in the implementation of the General Plan, using relevant data from other County departments as necessary to ensure a comprehensive analysis.
- Direct the Director of Planning to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee.
- Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives.
- Chief Executive Officer to coordinate with the Director of Planning and other departments, and to include real estate development and building industry experts in the potential advisory committee and outreach of the Equitable Development Work Program.
- To include the following in the report back to the Board: An explanation of AB 2222 and the “no net loss” policy; whether density bonuses are ministerial or require a public hearing; whether density bonuses are usually met with community opposition because additional California Environmental Quality Act analysis is not required, but create additional traffic; whether density bonuses are subject to the same parking requirements as market rate units; the definition of a linkage fee; the necessary analysis to determine the impact a linkage fee will have on housing development; the reason for joining with the City of Los Angeles on a linkage fee study and how the revenue would be split with them; whether DRP has the resources to deal with proposed linkage fees; the number of units necessary to have a mandatory affordable housing program; the definition of a community land trust; examples of other shared equity models; the definition of equity scorecards and how they can be used for or against new development; whether the objectives can be accomplished in an individual Community Standards District or Countywide; and whether to include

representatives from the development community, including builders, engineers and architects on the advisory council.

This report back provides an overview of DRP's and other relevant departments' efforts over the second quarter of 2016. It also provides additional clarifying information as requested by the Board.

I. AFFORDABLE HOUSING

Density Bonus Ordinance

In this second quarter, DRP met with CDC to continue discussing common problems and challenges in permit processing, affordable housing monitoring, and fee and penalty collection. This will be used to inform the development of the draft ordinance. DRP will continue to coordinate with CDC to streamline the permitting process and improve monitoring procedures. In addition, DRP worked with County Counsel to finalize a draft interim memo to implement AB 2222 to facilitate continued compliance with the State Density Bonus Law until the ordinance update is completed. The interim memo, which is currently being reviewed by stakeholder groups and housing advocates, is anticipated to be issued in early July.

Linkage Fee, Inclusionary Housing, Affordable Housing Preservation, and Community Land Trusts and Other Shared Equity Models

In this second quarter, DRP developed a scope of work for a consultant team that can prepare the necessary analyses for a comprehensive affordable housing strategy that is tailored for the unincorporated areas, and will include considerations for a linkage fee on development, inclusionary housing, affordable housing preservation, and community land trusts and other shared equity models. In May 2016, staff attended a workshop on community land trusts and cooperatives hosted by the nonprofit group T.R.U.S.T. South Los Angeles.

Other Affordable Housing Efforts: Second Unit Ordinance Update and Pilot Program

As part of the Homeless Initiative, DRP is updating the Second Unit Ordinance to reduce obstacles to producing and preserving this lower-cost housing option. DRP is also working with CDC to create a Second Unit Pilot Program to create, rehabilitate, or improve the design of second units. During the reporting period, DRP has been meeting internally, with CDC, and with a broader interdepartmental Second Unit Pilot Program working group to discuss policy proposals and program design. DRP also attended a community event to solicit input from designers and housing advocates on regulatory challenges to creating second units, and on the design of the Second Unit Pilot Program.

II. ENVIRONMENTAL JUSTICE

Toxic Hotspots Map/Green Zones Program

In the second quarter, DRP continued to collect various federal and state data sources for the toxic hotspots map, based on the input from the stakeholder groups and state agency staff. DRP initiated conversations with FD, DPH, and DPW regarding the types and availability of local data, as well as ways to coordinate the efforts to refine a preliminary draft of the toxic hotspots map. DRP anticipates completion of the draft Toxic Hotspots Map by the end of next quarter. DRP will also initiate community outreach for the Green Zones Program based on the map results as well as recommendations from stakeholder groups to develop land use policies, development standards, and procedural changes that will implement the County's equity and environmental justice goals.

Other Environmental Justice Efforts: Recycling and Solid Waste Ordinance

To support the County's environmental justice and sustainability efforts, DRP is developing an ordinance to amend Title 22 to include definitions, standards, and uses related to recycling and solid waste facilities. The Ordinance will establish permitted uses within the Zoning Code and will serve as a permitting pathway in conjunction with the DPW, DPH, and other County departments and state agencies. The Ordinance will encourage recycling and solid waste facilities in a manner that protects sensitive receptors, helps achieve sustainability and climate goals, and promotes local management of solid waste. DRP has been working closely with County departments and Environmental Justice stakeholders to develop a draft ordinance, which will be completed in 2017. DRP will begin conducting broader outreach with community members, operators of recycling and solid waste facilities, and other stakeholders next quarter. DRP anticipates that an Environmental Impact Report and final ordinance will be completed in 2018.

III. TOOLS

Equity Scorecard

During the second quarter, training on racial equity was provided to the Equity Scorecard Committee (ESC) by the Government Alliance on Race and Equity (GARE). Staff also met with representatives from the County GARE cohort to continue to identify opportunities for collaboration. The ESC also convened on June 9, 2016 to discuss the Parks Needs Assessment. The ESC discussed how the methodology, process, and findings of the Parks Needs Assessment could be used to inform the development of the Equity Scorecard mapping application. DRP also developed a prototype of the mapping application and demonstrated it at the ESC meeting to garner feedback and

comments. DRP will continue to lead and coordinate the activities of the ESC and its three subcommittees – Policy Advisory, GIS/Data Management, and Public Outreach.

IV. STAKEHOLDER ENGAGEMENT

During the second quarter, DRP reconvened the group of stakeholders, comprised of representatives from legal aid organizations, funders, community organizers, public health experts, and affordable housing developers, in May 2016 and expanded it to include architects and representatives from the real estate and building industry. The group received updates on DRP equity programs including the Equity Scorecard, Recycling and Solid Waste Ordinance, Green Zones Program, Density Bonus Ordinance update, Inclusionary Housing, Linkage Fee, community land trusts, incentive zoning/value capture, and the Second Unit Ordinance update and pilot program. The group discussed DRP's approach to implementing AB 2222 and stakeholders offered to share data and connect the County with additional stakeholders and sources of technical assistance. DRP will reconvene the group in July 2016.

In addition, during the second quarter, DRP continued to meet with the Los Angeles Environmental Justice Network, and also initiated conversations with environmental justice advocates and agencies. DRP hosted its first LA County Green Zones Stakeholder Meeting on June 22, 2016, and was attended by environmental justice advocates, County departments, State agency staff, and researchers. To date, DRP has convened three meetings to receive stakeholder input on the Green Zones Program and the Recycling and Solid Waste Ordinance. DRP has also been exploring additional ways to conduct outreach to Los Angeles County's dispersed urban Indian population. DRP staff attended the Cal State Dominguez Hills Pow Wow and has been in contact with several Native American community organizations, as well as health service organizations to partner in communication efforts.

DRP is currently developing web resources for stakeholders to access detailed descriptions and information on the status of the programs discussed.

The next report back will be provided to you no later than September 30, 2016.

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Should you have any questions about this report, please contact Connie Chung, General Plan Development and Housing Section, at (213) 974-6417 or cchung@planning.lacounty.gov.

RJB:MC:CC:ems

c: Executive Office, Board of Supervisors
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