



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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Director

September 30, 2016

TO: Supervisor Hilda L. Solis, Chair
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe
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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 Planning, in coordination with the directors of other departments, including but not limited to Public Works (DPW), Public Health (DPH), Parks and Recreation, Community Development Commission (CDC), County Counsel, and the Fire Department, 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.
- Instruct 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 the Department of Regional Planning (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 provides an overview of DRP’s and other relevant departments’ efforts over the third quarter of 2016.

I. AFFORDABLE HOUSING
Density Bonus Ordinance

During the third quarter, DRP issued an interim memo to implement AB 2222 to facilitate continued compliance with the State Density Bonus Law until the ordinance update is completed. DRP also met with CDC to continue discussing common problems and challenges in permit processing, affordable housing monitoring, and fee and penalty collection. DRP will continue to coordinate with CDC to streamline the permitting process and improve monitoring procedures.

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

During the third quarter, DRP released a Request for Proposals for a consultant to prepare an Affordable Housing Action Plan that includes requisite studies to support the establishment of a linkage fee and inclusionary housing policy. The Action Plan will include specific policy recommendations and actions for the establishment of linkage fees, an inclusionary housing policy, community land trusts, affordable housing preservation, and any additional policies to encourage affordable housing in the unincorporated areas.

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

During the third quarter, DRP met internally with County Counsel, CDC, the Chief Executive Office, and with a broader interdepartmental Second Unit Pilot Program working group to review a draft ordinance update and discuss program design. DRP also convened a meeting with designers to discuss ideas for involving design professionals in the Second Unit Pilot Program.

II. ENVIRONMENTAL JUSTICE
Toxic Hotspots Map/Green Zones Program

During the third quarter, DRP continued to collect various federal, state and local data sources for the toxic hotspots map. Based on the input from stakeholder groups and state agency staff, DRP explored ways to further develop the map to help review and analyze the cumulative impacts of pollution on health and exposure risk. 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

During the third quarter, staff attended DPW's SoCal Conversion Technology Conference as well as a CalRecycle Environmental Justice community meeting. Staff also toured facilities and had conversations with recycling operators. DRP will begin conducting broader outreach with community members, operators of recycling and solid waste facilities, and other stakeholders in early 2017. DRP anticipates that an Environmental Impact Report will be needed and that the final ordinance will be completed in 2018.

III. TOOLS

Equity Indicators

During the third quarter, the Equity Indicators Workgroup established three technical subcommittees: Policy Advisory; GIS/Data Management; and Outreach and Engagement. The Policy Advisory subcommittee convened twice to review the purpose of the tool and begin selection of potential equity indicators. The GIS/Data Management subcommittee met once to discuss available technologies for data reporting and visualization. DRP will continue to lead and coordinate the activities of the Equity Indicators Workgroup and its three subcommittees. In the next quarter, the Workgroup will develop a draft set of equity indicators and a mock-up GIS tool.

DRP also attended a train-the-trainer Racial Equity Training, hosted by the Government Alliance on Race and Equity (GARE), and has continued to meet with representatives from the County GARE cohort to identify opportunities for collaboration.

DRP also briefed a subcommittee of the Community Population Health Task Force at the DPH about the Equitable Development Work Program. The task force will identify areas for collaboration between these parallel efforts.

IV. STAKEHOLDER ENGAGEMENT

During the third quarter, DRP reconvened the group of stakeholders, comprised of representatives from legal aid organizations, funders, community organizers, public health experts, and affordable housing developers, architects and representatives from the real estate and building industry. DRP provided the group with a draft list of equity indicators and resources, and the stakeholders responded with feedback and written comments. DRP also provided updates on the Equitable Development Work Program.

In addition, during the third quarter DRP continued to meet with stakeholders and staff from various departments and agencies to discuss environmental justice. DRP hosted its second LA County Green Zones Stakeholder Meeting on September 12, 2016. It was attended by environmental justice advocates, County departments, state agency staff, and researchers. DRP also convened inter-agency coordinating committee meetings on July 12 and August 12, 2016, to discuss current environmental regulations and review processes, as well as ways to improve coordination among agencies. Both stakeholders and the inter-agency committee provided input on the Green Zones Program and the Recycling and Solid Waste Ordinance. In addition, DRP staff attended environmental justice workshops hosted by California Environmental Justice Alliance and Liberty Hill Foundation to build partnerships and learn from the experiences of the advocates and community organizations.

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 December 31, 2016.

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:CC:cc:ems

c: Executive Office, Board of Supervisors
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