



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 30, 2017

TO: Supervisor Mark Ridley-Thomas, Chair
Supervisor Hilda L. Solis
Supervisor Sheila Kuehl
Supervisor Janice Hahn
Supervisor Kathryn Barger

FROM: Richard J. Bruckner
Director

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 Public Works (DPW), Public Health (DPH), Parks and Recreation (DPR), Community Development Commission (CDC), County Counsel, the Fire Department (Fire), and other departments, 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 County efforts during the second quarter of 2017.

I. AFFORDABLE HOUSING

Density Bonus Ordinance

DRP finalized an interim memo to assist with the implementation of AB 2556 (Nazarian). The interim memo will ensure continued compliance with the State Density Bonus Law until the ordinance update is completed. The next project milestone is to release a draft of the ordinance in the third quarter of 2017. In preparation for the public release draft, DRP staff provided information about the ordinance update at 11 meetings with community stakeholders and emailed information about the Density Bonus Ordinance update and other housing ordinances to 300 stakeholders.

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

DRP continued work on the Affordable Housing Action Plan (Action Plan) and associated studies. The Action Plan will include analyses and recommendations regarding an inclusionary housing policy; the development of a linkage fee on development; affordable housing preservation; value capture and incentive zoning; community land trusts and other shared equity models; and other strategies as appropriate. In addition, the consultant team will prepare three associated studies: (1) an analysis of existing conditions and the real estate market, (2) a linkage fee nexus study, and (3) an inclusionary housing feasibility study. DRP and the consultant team have held regular conference calls to coordinate efforts on the Action Plan and met with Planning Deputies in June 2017 to provide an update on the project.

Other Affordable Housing Efforts: Accessory Dwelling Unit Ordinance Update and Pilot Program

DRP circulated a draft update of the County's Accessory Dwelling Unit (ADU) Ordinance to DPW, DPH, DPR and Fire and incorporated feedback from these departments into the draft ordinance. The ordinance update will implement new state laws that took effect on January 1, 2017 (SB 1069 (Wieckowski) and AB 2299 (Bloom)). DRP also gathered comments internally to prepare the draft for public release. DRP participated in a briefing for the Homeless Policy deputies on the Homeless Initiative Pilot Program along with staff from CDC, DPW, the Chief Executive Office and Arts Commission. DRP also supported the Arts Commission in finalizing details of the ADU design competition. DRP staff provided information

about the ordinance update at 11 meetings with community stakeholders and emailed information about the ADU Ordinance and other housing ordinances to 300 stakeholders.

II. ENVIRONMENTAL JUSTICE

Toxic Hotspots Map/Green Zones Program

DRP was awarded a grant of \$41,000 to conduct environmental justice ground truthing for our Green Zones Program. Two pilot communities, East Los Angeles and Florence-Firestone, have been selected. The grant is funded by the California Strategic Growth Council's (SGC) Sustainable Communities Planning Grant & Incentives Program Best Practices Pilot. DRP will also receive technical assistance on the proposed ground truthing project from the California Office of Planning and Research and SGC. The project will establish partnerships and generate meaningful engagement with environmental justice community-based organizations and residents of the pilot communities. An expected outcome of the project is the identification and verification of local stationary pollution source data that will then be incorporated into the draft Toxic Hotspots Map. Additionally, DRP released a Request for Bid to secure a consultant to further develop the draft Toxic Hotspots Map over a 12-month period. The final Toxic Hotspots Map is expected to perform sophisticated analyses and assessments of cumulative impacts and health risks based on facility types and locations as well as proximity to sensitive uses.

Staff attended one DPW-led Roadmap to a Sustainable Waste Management Future Implementation Subcommittee Meeting. DRP also completed the first round of five DRP taskforce meetings to receive input on developing the draft ordinance for the Green Zones Program.

III. TOOLS

Equity Indicators

DRP developed and refined a draft Equity Indicators Tool based on previous discussion with County and external stakeholders. In the next quarter, DRP will convene these stakeholders to review an improved draft of the tool as well as a draft report to the Board. DRP released a Request for Bid to secure a consultant to expand the analysis capabilities and design of the tool.

IV. STAKEHOLDER ENGAGEMENT

DRP did not convene the stakeholders group this quarter to discuss the Equity Indicators Tool. However, DRP continued to meet with stakeholders and staff from various departments and agencies to discuss environmental justice. DRP hosted its fourth Green Zones stakeholder meeting on April 6, 2017, to provide program updates and discuss the issue of contaminated sites. It also held its fourth inter-agency coordinating committee meeting on April 4, 2017, to discuss other County initiatives and resources that can be coordinated with the Green Zones Program. Information on the status of the program is available at planning.lacounty.gov/greenzones.

The next report back will be provided to you no later than September 30, 2017.

Should you have any questions about this report, please contact Connie Chung, Section Head, 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
Chief Executive Office
Community Development Commission
County Counsel
Fire
Internal Services
Parks and Recreation
Public Health
Public Works