



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

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

FROM: Dennis Slavin ^{DLS}
Acting 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 (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, Community Development Commission (CDC), County Counsel, the Fire Department, 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 fourth quarter of 2017.

I. **AFFORDABLE HOUSING**

Density Bonus Ordinance

DRP revised the draft ordinance based on feedback from an internal work group. Staff is continuing to get clarification on state mandates from County Counsel and will refine the draft accordingly. The next project milestone is to finalize the draft for public release and begin the public hearing process in spring 2018.

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. The consultant team submitted revised drafts of the linkage fee nexus study and inclusionary housing feasibility study, and a working draft of the Action Plan in December 2017. DRP has engaged with the consultant team during its review of the studies and Action Plan to implement revisions.

The California Strategic Growth Council recently awarded the County and its partners, East Los Angeles Community Corporation and Legacy LA, a Transformative Climate Communities Planning Grant to address displacement and climate change in unincorporated East Los Angeles through community ownership and land stewardship. The grant will fund the framework for a community land trust in East Los Angeles.

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

DRP released public hearing drafts of the County's updated Accessory Dwelling Unit (ADU) Ordinance. The ADU Ordinance update will implement new state laws that took effect on January 1, 2017 (Senate Bill 1069 (Wieckowski) and AB 2299 (Bloom)). DRP staff toured the communities of West Chatsworth/Lake Manor and

Kagel Canyon to receive input on the ADU Ordinance. The Regional Planning Commission (RPC) held its first hearing on the ordinance on November 29, 2017, and continued the hearing to January 24, 2018. Staff conducted additional research requested by RPC on various issues including ADU tenant protections. DRP, CDC, Chief Executive Office and the Arts Commission participated in an informational workshop for prospective participants in the ADU design competition. DRP participated in the selection of a consultant for the ADU pilot program and continued to coordinate with CDC and DPW on implementation planning for the program. DRP continued to field and track public inquiries about the pilot program.

II. ENVIRONMENTAL JUSTICE

Toxic Hotspots Map/Green Zones Program

To support the Green Zones Program, DRP worked with a consultant to develop the draft Toxic Hotspots Map, or Environmental Justice Screening Tool. During the quarter, DRP and the consultant finalized the list of indicators and data sources that will be incorporated into the screening tool. The map is expected to be completed in fall 2018.

DRP also contracted with the California Strategic Growth Council for an awarded grant of \$41,000 to conduct ground truthing in East Los Angeles and Florence-Firestone. DRP has partnered with East Yard Communities for Environmental Justice and Communities for a Better Environment to complete this effort. During this quarter, DRP and its partners prepared for the ground truthing events, which are scheduled to take place in February through March 2018. The ground truthing will focus on surveying industrial uses and sensitive uses in these communities, and gathering observations on potential environmental impacts generated by industrial uses. The data collected will support the development of the Environmental Justice Screening Tool and recommendations for land use strategies. This effort will be completed in summer 2018.

In addition, staff attended two DPW-led Roadmap to a Sustainable Waste Management Future Implementation Subcommittee Meetings and participated in the tour of the Puente Hills Materials Recovery Facility. Furthermore, on November 15, 2017, DRP and DPH convened a joint multi-agency meeting to discuss ways in which the DRP-led Green Zones Program and DPH-led Community Risk Reduction Initiative overlap and how they can support each other.

III. TOOLS

Equity Indicators

DRP is continuing to work on strategies to secure a consultant to expand the analysis capabilities and design of the tool.

IV. STAKEHOLDER ENGAGEMENT

DRP convened external stakeholders to provide updates on the Equitable Development Work Program, and identified items for follow-up, such as requests for maps and data.

The next report will be provided to you no later than April 26, 2018. 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.

DS:MC:CC:ems

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