



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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Director

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TO: Supervisor Sheila Kuehl, Chair
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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 Public Works (DPW), Public Health, Parks and Recreation (DPR), Community Development Commission (CDC), County Counsel, 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 first quarter of 2018.

I. AFFORDABLE HOUSING

Density Bonus Ordinance

DRP revised the draft Density Bonus Ordinance based on feedback from an internal work group. The draft Density Bonus Ordinance was reviewed by DPW, Fire, DPR, and CDC. Staff is continuing to get internal feedback and clarification on state mandates from County Counsel and will refine the draft accordingly. The next project milestones are to release the draft Density Bonus Ordinance for public review in June 2018, and bring the ordinance before the Regional Planning Commission (RPC) at a public hearing on July 11, 2018.

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

DRP and its consultant team completed work on the Affordable Housing Action Plan (Action Plan), and DRP submitted the report to the Board on January 31, 2018. The Action Plan includes analyses and recommendations for the following policy areas: accessory dwelling units (ADU); affordable housing preservation; community land trusts; affordable housing linkage fees; inclusionary housing; innovative housing typologies; and value capture and incentive zoning. In addition, the Action Plan includes 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. Staff provided a summary of the Action Plan's recommendations to the Board Planning Deputies Meeting on February 8, 2018, and presented an overview of the Action Plan to the RPC on February 28, 2018. DRP also scheduled a public webinar on the Action Plan for May 2018.

As previously reported, the California Strategic Growth Council 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. During the quarter, DRP worked with its partners and the State Department of Conservation to revise the project budget and scope of work, facilitate the acceptance of funds, and prepare contract-related documents.

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

On January 24, 2018, the RPC discussed the ADU Ordinance and recommended to the Board that it be approved. The RPC directed staff to incorporate changes that include additional restrictions on ADUs near dedicated open space and on single-access roads, as well as additional height restrictions and parking requirements. The Board will conduct a public hearing on the ADU Ordinance on May 22, 2018. In addition, DRP assisted the CDC with the selection of candidates for participation in the County's ADU Pilot Program, and participated on the jury for selection of winners of the ADU design competition led by the Arts Commission.

II. ENVIRONMENTAL JUSTICE

Toxic Hotspots Map/Green Zones Program

To support the Green Zones Program, DRP continued working with a consultant to develop a draft Toxic Hotspots Map, or Environmental Justice Screening Tool (Screening Tool). During the quarter, DRP and the consultant began developing a database of indicators and a basemap as part of the Screening Tool. The Screening Tool is expected to be completed in Fall 2018.

DRP also conducted events where volunteers directly observed and reported, or "ground-truthed," the conditions for select businesses and industries in two unincorporated pilot communities: East Los Angeles and Florence-Firestone, in partnership with East Yard Communities for Environmental Justice and Communities for a Better Environment, respectively. DRP and its partners completed seven ground-truthing events: February 10 and 17, 2018, and March 10, 2018, in East Los Angeles; and February 17, 18, 24, and 25, 2018, in Florence-Firestone. Ground-truthing provided residents with the opportunity to use their personal knowledge of their communities to note observations about potential environmental impacts and to verify environmental hazard information stored in regulatory databases. After the events, DRP began digitizing the ground-truthing data for future analyses and mapping. The data will help inform the development of the Screening Tool and recommendations for land use strategies. DRP anticipates that the ground-truthing data analysis will be presented at a joint meeting with both communities in Summer 2018.

III. TOOLS

Equity Indicators

DRP began the process of contracting with the Internal Services Department to further develop the Equity Indicators Tool and expand its technical capabilities.

IV. STAKEHOLDER ENGAGEMENT

DRP met with external stakeholders in March 2018 to provide updates on the Equitable Development Work Program, and committed to working with stakeholders on the development of four affordable housing ordinances initiated by the Board on February 20, 2018.

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

If 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.

AJB:DS:MC:CC:ems

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