



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Amy J. Bodek, AICP
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: Amy J. Bodek, AICP 
Director

REPORT ON BOARD MOTION REGARDING AFFORDABLE HOUSING ACTION PLAN IMPLEMENTATION (AGENDA ITEM NO. 8, FEBRUARY 20, 2018)

On February 20, 2018, the Los Angeles County Board of Supervisors (Board) instructed the Director of the Department of Regional Planning (DRP) to initiate the following:

- Prepare an ordinance to preserve existing affordable housing units, both income-restricted as well as unsubsidized “naturally occurring affordable housing,” that considers a variety of anti-displacement strategies, such as the regulation of condominium conversions and mobile home park closures, and one-for-one replacement or “no net loss” policies;
- Prepare an ordinance for the establishment of an inclusionary housing policy that considers applicability to both for-sale and rental housing projects, inclusionary requirements tied to different income categories, and options for applicants to fulfill this obligation, which could include, but are not limited to, an in-lieu fee, off-site development, the dedication of land for the development of affordable housing, and the acquisition and rehabilitation of existing affordable housing units;
- Prepare an ordinance to remove zoning obstacles to encourage and incentivize permanent supportive housing, including motel conversions; to comply with California State Senate Bill (SB) 2 (2007), removing barriers to homeless shelters, and transitional and permanent supportive housing in the zoning code and other County Code Titles, and considering fair housing and reasonable accommodations;

- Prepare an ordinance to streamline multifamily residential development by allowing this development by-right in certain zones where appropriate and consider whether additional parking reductions should be provided in Transit Oriented Development areas; and
- Report back to the Board quarterly on the timely progress towards adopting and implementing the four ordinances until such time that all ordinances are adopted, implemented and their effectiveness can be monitored through the annual Affordable Housing Outcomes Report.

This report provides an overview of the County's efforts during the first quarter of 2018.

I. Affordable Housing Preservation Ordinance; Inclusionary Housing Ordinance; Homeless Housing Ordinance; By-Right Housing Ordinance

During the first quarter, DRP focused on preliminary outreach to stakeholders for all four housing ordinances. This included compiling a list of stakeholders. DRP discussed the four ordinances with the Regional Planning Commission on February 28, 2018, DRP's Development Advisory Group on March 13, 2018, and DRP's Equitable Development Work Program Stakeholders Committee on March 28, 2018. For the Homeless Housing Ordinance, DRP also established communication with relevant County staff and held multiple one-on-one meetings with developers of homeless housing, particularly those interested in motel conversions. This outreach to stakeholders will continue in the second quarter.

During the first quarter, DRP also focused on preliminary research for the four housing ordinances. For the Affordable Housing Preservation Ordinance, DRP conducted research on condominium conversions in the unincorporated areas, and commenced drafting a white paper to capture the broad scope of policy options around affordable housing preservation. For the Inclusionary Housing Ordinance, DRP researched inclusionary housing programs in Los Angeles County and the State of California. For the Homeless Housing Ordinance, DRP conducted research on land use challenges to developing homeless housing. In addition, DRP researched existing shelters, transitional housing, and motels in the unincorporated areas.

For the By-Right Housing Ordinance, DRP released an informational memo on SB 35 (Wiener), which exempts projects from the requirement of a Conditional Use Permit if they meet all applicable eligibility criteria, including, but not limited to: a very low or lower income housing set-aside, the payment of prevailing wages to all construction workers, the hiring of a skilled and trained workforce, and other criteria pertaining to project locations and pre-existing site conditions. To facilitate the implementation of SB 35, DRP hosted a series of internal staff training sessions. DRP also posted four new supplemental application forms online and presented

the SB 35 Informational Memo and associated application forms to the Regional Planning Commission on April 25, 2018, as part of the Director's Report. During the second quarter of 2018, staff will conduct a site inventory analysis that focuses on commercially-zoned properties in the unincorporated areas. The analysis will inform the preparation of the By-Right Housing Ordinance as DRP considers different mechanisms to go above and beyond the mandates under SB 35. The Informational Memo can be found at the following link: planning.lacounty.gov/assets/upl/general/AffordableHousing_SB35_memo-revised.pdf.

II. Related Efforts

In addition to the efforts around the four housing ordinances, DRP developed an informational webinar on the Affordable Housing Action Plan, which is scheduled for June 12, 2018. DRP also prepared a Board letter to schedule the Accessory Dwelling Unit Ordinance for a public hearing before the Board on May 22, 2018. The Density Bonus Ordinance Update has been scheduled for public hearing before the Regional Planning Commission on July 11, 2018. Finally, the draft Compact Lot Subdivisions Ordinance is being finalized, and as a next step will be presented at a future focus group meeting.

The next report will be provided to you no later than August 20, 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.

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