



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
Supervisor Hilda L. Solis
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FROM: Amy J. Bodek, AICP
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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 is 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 second quarter of 2018:

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

During the second quarter, DRP focused on research for the four housing ordinances. For the Affordable Housing Preservation Ordinance, DRP conducted research on existing and at-risk affordable housing in the unincorporated areas, and worked to develop a methodology for assessing risk of affordable housing loss. Staff researched preservation programs in other local jurisdictions and continued drafting a white paper to capture the broad scope of policy options around affordable housing preservation.

For the Inclusionary Housing Ordinance, DRP conducted research on inclusionary housing programs in Los Angeles County, California, and in local jurisdictions outside of California. DRP staff met with the City of Pasadena to learn more about the background for and implementation of their inclusionary housing program. Staff also commenced drafting the ordinance.

For the Homeless Housing Ordinance, DRP continued research on homeless housing in the unincorporated areas, and continued meeting with developers of homeless housing. Staff also developed the ordinance scope and outline, County and stakeholder committee lists, and the community outreach strategy. The community outreach will occur in Fall 2018 and Winter 2019.

For the By-Right Housing Ordinance, DRP conducted a site inventory analysis on properties zoned R-2 (Two-Family Residence) and commercial 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 Senate Bill 35 (Wiener), which exempts certain multifamily residential developments 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.

II. Related Efforts

In addition to the efforts around the four housing ordinances, DRP presented an informational webinar on the Affordable Housing Action Plan on June 12, 2018. A total of 123 individuals registered to view the webinar, and the presentation and webinar recording were posted on DRP's website. DRP also presented the Accessory Dwelling Unit Ordinance for a public hearing before the Board on May 22, 2018. Also, the Regional Planning Commission held a public hearing on the Density Bonus Ordinance Update on August 15, 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 November 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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