



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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October 25, 2018

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 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 the Department of Regional Planning (DRP), in coordination with the directors of Public Works (DPW), Public Health, Parks and Recreation, Community Development Commission (CDC), County Counsel, 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 DRP 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.
- The Chief Executive Officer to coordinate with the Director of DRP 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 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 third quarter of 2018.

## I. **AFFORDABLE HOUSING**

### **Density Bonus Ordinance**

The public hearing draft of the Density Bonus Ordinance was released on July 3, 2018. Staff attended meetings of the Crescenta Valley Town Council to answer questions about how the Density Bonus Ordinance would impact the community. The Regional Planning Commission (RPC) recommended approval of the Density Bonus Ordinance at its hearing on August 15, 2018. The RPC directed staff to add provisions to the draft Ordinance to restrict the option for additional density bonus as incentive to projects that have earned a 35 percent density bonus, which is the maximum under state law. Staff also attended a meeting of the BizFed Land Use Committee on August 22, 2018, to provide an overview of the Density Bonus Ordinance. Staff is preparing for the Board hearing on the Density Bonus Ordinance scheduled for November 27, 2018.

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

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 (CLT) in East Los Angeles. During the quarter, DRP coordinated meetings with the partners and the CLT consultant team, and supported two public outreach events. The CLT consultant team developed a work plan, initiated a feasibility study, and began formulating policy recommendations. DRP is assisting with the coordination of additional public outreach events in the fourth quarter.

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

DRP attended meetings with other County departments to discuss future implementation of the Accessory Dwelling Unit (ADU) Ordinance once it is adopted by the Board. DRP coordinated with the CDC and Arts Commission on submittal of homeowner applications to the ADU Pilot Program and on development of the "Yes to ADU" design competition publication.

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## II. ENVIRONMENTAL JUSTICE

### Toxic Hotspots Map/Green Zones Program

To support the Green Zones Program, DRP continued to work with a consultant to develop a draft Toxic Hotspots Map, or Environmental Justice Screening Tool (Screening Tool). During the quarter, the consultant provided trainings for DRP staff on the Screening Tool and neared completion on the testing of the statistical programming of the Screening Tool. The Screening Tool is on schedule to be completed in Fall 2018.

As previously reported, DRP and the ground-truthing partners conducted a Ground-Truthing Report-Back Meeting on August 11, 2018. DRP staff, the partners, and ground-truthing participants presented the outcomes and findings from the ground-truthing events. Additionally, DRP staff and the Screening Tool consultant provided an overview of the Green Zones Program. Lastly, the participants provided input on the Green Zones Program through a small group discussion. In the fourth quarter, DRP is drafting the Green Zones Ordinance by incorporating the ground-truthing findings and input received to date.

## III. TOOLS

### Equity Indicators

DRP worked with the Internal Services Department to further develop the Equity Indicators Tool and expand its technical capabilities. Staff prepared a report to the Board to be submitted along with a draft of the Equity Indicators Tool in November 2018.

## IV. STAKEHOLDER ENGAGEMENT

DRP convened stakeholders representing architects, housing and public health advocates, and legal aid organizations on August 29, 2018, to provide updates on the Equitable Development Work Program.

The next report will be provided to you no later than January 24, 2019.

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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](mailto:cchung@planning.lacounty.gov).

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