



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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TO: Supervisor Sheila Kuehl, Chair  
Supervisor Hilda L. Solis  
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for  
AJS*

## **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 third quarter of 2018.

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

During the third quarter, DRP continued research for, and focused on, the development of the four housing ordinances. As part of the research, staff attended workshops sponsored by the Southern California Association of Nonprofit Housing, Enterprise Community Partners, the California Department of Housing and Community Development (HCD), and the City of Los Angeles. For the Affordable Housing Preservation Ordinance, DRP developed a menu of policy options for internal review. The policy options are based on staff research into the County's housing stock and preservation policies, policies and programs in other jurisdictions, and best practices. For the Inclusionary Housing Ordinance, DRP held a series of preliminary meetings with stakeholders and with staff from the Community Development Commission/Housing Authority of the County of Los Angeles, and has scheduled a discussion with the Regional Planning Commission on December 12, 2018. Staff has continued to develop a preliminary draft of the ordinance. For the Homeless Housing Ordinance, DRP staff researched land use regulation of homeless housing in other jurisdictions. Staff also initiated meetings of a County committee for the ordinance, and continued collaboration with County staff through participation in other County committees on homelessness. In addition, staff continued working with United Way of Greater Los Angeles and the Chief Executive Office Homeless Initiative staff on planning the community outreach for the ordinance, which will occur in winter 2019. Staff also analyzed Assembly Bill 2162, signed by the Governor this year, which exempts supportive housing projects from a Conditional Use Permit if they meet certain eligibility criteria. Based on the research and engagement, staff built upon the Ordinance scope and outline.

For the By-Right Housing Ordinance, DRP reviewed the Streamlined Ministerial Approval Process Draft Guidelines released by HCD. SB 35 (Weiner) requires the availability of a streamlined, ministerial approval process for certain multi-family residential developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. HCD's Guidelines, once

finalized, will establish terms, conditions and procedures that the County must abide by when processing applications for developments that are subject to SB 35. HCD's Guidelines will also inform the preparation of the By-Right Housing Ordinance as DRP considers different mechanisms to go above and beyond the mandates under SB 35.

## II. Related Efforts

In addition to the efforts around the four housing ordinances, DRP scheduled a public hearing on the Draft Density Bonus Ordinance for November 27, 2018. In addition, the Draft Compact Lot Subdivisions Ordinance is being finalized, and DRP will provide the Regional Planning Commission a project overview and status update on November 28, 2018.

The next report will be provided to you no later than February 20, 2019. 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](mailto:cchung@planning.lacounty.gov).

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