



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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TO: Supervisor Janice Hahn, Chair  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
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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 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 fourth quarter of 2018-19.

### **Affordable Housing Preservation Ordinance**

For the Affordable Housing Preservation Ordinance, DRP continued to develop policy options. Staff gathered data on unincorporated area housing stock to determine a unit threshold for the ordinance, participated in County discussions on systematic code enforcement as a mechanism for preservation, and researched policies and programs for mobile home park preservation and resident protections.

### **Inclusionary Housing Ordinance**

For the Inclusionary Housing Ordinance, DRP held a series of preliminary meetings with staff from the Community Development Commission/Housing Authority of the County of Los Angeles. Staff also facilitated a discussion with the Regional Planning Commission (RPC) on January 9, 2019, and with the Board Planning Deputies meeting on January 10, 2019 on policy options for the ordinance. Furthermore, staff has engaged in discussions with various stakeholders, including the building industry. Staff plans to present an outline of the Ordinance at the Board Planning Deputies meeting on March 14, 2019.

### **Interim and Supportive Housing Ordinance**

For the Interim and Supportive Housing Ordinance (formerly known as the Homeless Housing Ordinance), DRP drafted a menu of policy options for internal review based on research and feedback from the County Committee for the ordinance. Staff continued to work with United Way of Greater Los Angeles and the Chief Executive Office Homeless Initiative to plan community outreach for March and April, and held the first meeting of the Stakeholder Committee to support the ordinance. Lastly, staff developed a draft memo for the implementation of Assembly Bill 2162 (Chiu), effective January 1, 2019, which mandates streamlined review of supportive housing projects that meet certain eligibility criteria.

### **By-Right Housing Ordinance**

For the By-Right Housing Ordinance, DRP initiated work on the development of a mapping application to show existing multi-family residential developments on properties zoned Two-Family Residence (R-2) and commercial in the unincorporated areas. The analysis of historical trends will inform the preparation of the ordinance, as DRP considers different mechanisms that go above and beyond the mandates of SB 35 (Wiener). As discussed previously, SB 35 exempts certain multi-family residential development from the requirement of a discretionary review 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.

### **Related Efforts**

In addition to the efforts around the four housing ordinances, DRP also moved forward on the Density Bonus Ordinance Update, which was approved by the Board on November 27, 2018, and is currently being prepared by County Counsel for adoption. In addition, on November 28, 2018, staff provided the RPC with a project overview and status update of the Compact Lot Subdivision Ordinance, and subsequently released a draft of the Compact Lot Subdivision Ordinance and design guidelines for public review.

The next report will be provided to you no later than May 16, 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).

AJB:MC:CC:ems

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