



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Amy J. Bodek, AICP**  
Director of Regional Planning

**Dennis Slavin**  
Chief Deputy Director,  
Regional Planning

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TO: Supervisor Janice Hahn, Chair  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Kathryn Barger

FROM: Amy J. Bodek, AICP   
Director of Regional Planning

## **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;

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- Prepare an ordinance to streamline multi-family 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 2019. Relevant to all ordinances, DRP mailed out over 20,000 postcards announcing the housing ordinances, and staff began visiting community groups throughout unincorporated areas to discuss them. In addition, staff prepared a request for proposals (RFP) and researched funding to secure a consultant to prepare the California Environmental Quality Act analyses for all four ordinances. The RFP was issued on May 15, 2019.

#### **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 the scope and applicability of 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. Staff assisted with contracting a consultant to analyze preservation alternatives in the Inclusionary Housing Ordinance, and developed a scope of work for additional preservation-focused consultant services in preparation for a State grant application. Staff also met with staff at the Los Angeles County Community Development Authority (LACDA) to coordinate affordable housing preservation activities.

#### **Inclusionary Housing Ordinance**

For the Inclusionary Housing Ordinance, staff continued to conduct research, analyze housing data, and engage preliminary stakeholders on policy options for the ordinance. Staff met individually with the Building Industry Association and BizFed, facilitated a series of stakeholder discussion meetings with building industry members and affordable housing advocates, and worked with the LACDA to gather input for a Draft Inclusionary Housing Policy Outline. This draft policy outline, which was presented at the Planning Deputies Meeting on March 14, 2019, includes specific policies related to ordinance applicability, affordable housing set-aside requirements, duration of affordability, alternatives, and in-lieu fee structure. On April 17, 2019, staff facilitated a discussion with the Regional Planning Commission on the draft policy outline. Staff will revisit the Inclusionary Housing Feasibility Study with the consultants to update the analysis and continue to gather input from stakeholders to inform the Draft Inclusionary Housing Ordinance.

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

DRP continued to work with United Way of Greater Los Angeles (UWLA) and the Chief Executive Office Homeless Initiative (CEO-HI) to plan and facilitate community outreach events for the Interim and Supportive Housing Ordinance in March and April. This first phase of community outreach included four open house meetings held in the unincorporated communities of Willowbrook, Hacienda Heights, East Los Angeles, and Antelope Valley. The meetings included staff from multiple departments and agencies, including Los Angeles Homeless Services Authority, and the Departments of Mental Health and Health Services, the Sheriff's Department, as well as UWLA and CEO-HI, to foster a comprehensive conversation about homelessness. During this quarter, DRP staff also continued convening County and stakeholder committees for the ordinance, and attended other related County-sponsored events and meetings, such as the Fourth District's Faith-Based Summit on Homelessness, where staff advised interested organizations on issues, such as safe parking. Lastly, staff incorporated feedback into the draft policy options for the ordinance. In the next quarter, the visits to community groups will continue, and staff will draft the ordinance.

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

For the By-Right Housing Ordinance, staff continued to conduct research on policy options and mechanisms that go above and beyond the mandates of SB 35 (Wiener). Specifically, staff is studying the feasibility of allowing the construction of multiple single-family residences or duplexes on properties zoned R-2 (Two Family Residence) without requiring a lease only map. As discussed previously, SB 35 exempts certain multi-family residential developments 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. The Board adopted the Accessory Dwelling Unit Ordinance on April 30, 2019, which will be effective on May 30, 2019. Furthermore, DRP has initiated public outreach for the Draft Compact Lot Subdivision Ordinance and design guidelines.

The next report will be provided to you no later than August 15, 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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Each Supervisor  
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