



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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August 15, 2019

TO: Supervisor Janice Hahn, 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 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 second quarter of 2019. DRP staff met with community groups in Florence-Firestone, West Chatsworth-Lake Manor, and the Antelope Valley to provide an overview of the four housing ordinances. Staff also released a request for proposals for the development of a California Environmental Quality Act strategy for the four housing ordinances. In addition, staff submitted an application for SB 2 funding to the California Department of Housing and Community Development for the environmental analyses and other technical studies to support the ordinances.

Affordable Housing Preservation Ordinance

For the Affordable Housing Preservation Ordinance, staff completed an internal policy outline. 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 mobilehome park preservation and resident protections. Staff also reached out to experts in affordable housing preservation to solicit input on potential policies and developed a scope of work for preservation-focused consultant services. In addition, staff provided research to support the County's efforts to preserve mobilehome parks and determine their potential to be used for supportive housing. A discussion with the Regional Planning Commission on this ordinance is scheduled for August 21, 2019. Staff anticipates releasing a public draft of the policy outline by the end of August or early September 2019.

Inclusionary Housing Ordinance

For the Inclusionary Housing Ordinance, staff completed a revised detailed policy outline and continued to conduct research, analyze housing data, and engage stakeholders on policy options for the ordinance. Staff presented the draft policy outline at the Building Industry Association Lunchtime Roundtable, facilitated follow up meetings with building industry stakeholders and affordable housing advocates, and continued to coordinate with Los Angeles County Development Authority (LACDA) staff. This draft policy outline includes specific policies related to ordinance applicability, affordable housing set-aside requirements, duration of affordability, alternatives, and in-lieu fee structure. In June, staff presented the draft policy outline at the Planning Deputies Meeting. Staff will update the Inclusionary Housing Feasibility Study and continue to gather input from stakeholders.

Staff anticipates releasing a public preliminary draft of the ordinance by the end of August or early September 2019.

Interim and Supportive Housing Ordinance

For the Interim and Supportive Housing Ordinance, staff completed an internal policy outline. Staff facilitated discussions with a DRP work group, conducted a zoning analysis for interim housing potential, and continued to develop land use approaches to safe parking. Furthermore, staff compiled and verified an inventory of existing interim housing in the unincorporated areas. Staff anticipates releasing a public preliminary draft of the ordinance by the end of August or early September 2019.

By-Right Housing Ordinance

For the By-Right Housing Ordinance, staff completed a preliminary internal draft ordinance in late May. Staff also continued to study the feasibility of allowing the construction of multiple single-family residences or duplexes on properties in the multi-family residential zones without requiring a lease-only subdivision map, which is a policy option and mechanism that goes above and beyond the mandates of SB 35 (Wiener). 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. Staff anticipates releasing a public preliminary draft of the ordinance by the end of August or early September 2019.

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, DRP continues to conduct public outreach for the draft Compact Lot Subdivision Ordinance and design guidelines. Furthermore, DRP initiated conversations with staff at Public Works and LACDA on opportunities to streamline how the County tracks and monitors affordable housing projects.

The next report will be provided to you no later than November 14, 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.

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- c: Executive Office, Board of Supervisors
- Chief Executive Office
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