



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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March 16, 2020

TO: Supervisor Kathryn Barger, Chair  
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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 (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 streamline multi-family residential development by allowing this development by-right in certain zones where appropriate and

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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 2019. Staff met with community groups in the communities of Avocado Heights, East Los Angeles, and Lennox to provide an overview of the four housing ordinances. In addition, DRP secured a consultant to prepare environmental analyses for the four housing ordinances.

### **Affordable Housing Preservation Ordinance**

During the quarter, staff continued to develop affordable housing preservation policies to include in the Ordinance. Consultants began work on two technical studies (a nexus fee study and feasibility analysis for affordable housing replacement requirements, and a mobilehome park land use policy study). In November 2019, staff held a meeting with a group of affordable housing advocates and building industry representatives to discuss the preliminary policy outline released in September 2019. Staff coordinated with the Los Angeles County Development Authority (LACDA) and Department of Consumer and Business Affairs (DCBA) on policies in the Ordinance that may overlap with the Rent Stabilization and Mobilehome Rent Stabilization ordinances. Staff anticipates initiating public hearings for the Ordinance in summer 2020.

### **Inclusionary Housing Ordinance**

During the quarter, staff worked with a consultant to update the supplemental feasibility study for the Ordinance. Staff also provided an overview of the Ordinance to stakeholders including but not limited to the Health Innovation Community Partners and the Central City Association. Furthermore, staff revised the Ordinance based on stakeholder input. Staff anticipates initiating public hearings for the Ordinance in April 2020.

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

Staff discussed the concepts of the Ordinance with the Regional Planning Commission on October 2, 2019; the Homeless Policy Deputies Meeting on October 24, 2019; and the Association of Rural Town Councils on October 30, 2019. Staff refined the Ordinance based on data analysis, research and feedback from continued engagement with residents, developers, and County staff. Staff also finalized and distributed a memo and supplemental application forms for Assembly Bill (AB) 2162 (Chiu), which requires streamlined, ministerial review for supportive housing projects that meet certain criteria. Staff worked internally to ensure smooth implementation of the shelter streamlining.

## **By-Right Housing Ordinance**

Since the release of a preliminary draft on September 13, 2019, staff continued to refine the Ordinance to ensure internal consistency. The Ordinance includes provisions to allow multi-family residential developments by-right in certain zones where appropriate. In addition, the Ordinance allows the construction of multiple single-family residences or duplexes on properties in multi-family residential zones without a lease-only subdivision map, which is a local policy 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 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 initiating public hearings for the ordinance in summer 2020.

## **Related Efforts**

In addition to the efforts around the four housing ordinances, DRP has been working on other initiatives to further the County's housing goals. On October 15, 2019, the Board adopted the Density Bonus Ordinance Update. The Board also approved the Compact Lot Subdivision Ordinance on January 28, 2020. In addition, DRP continued conversations with The Department of Public Works and LACDA staff on opportunities to streamline how the County tracks and monitors affordable housing projects. DRP is also updating the Accessory Dwelling Unit (ADU) Ordinance to align with recent changes to the State ADU law, and anticipates initiating a public hearing before the Regional Planning Commission in April 2020. Furthermore, DRP continued to develop the County's Housing Element Update, which is a component of the General Plan and serves as a policy guide to address the comprehensive housing needs of the unincorporated areas.

The next report will be provided to you no later than May 18, 2020. Should you have any questions about this report, please contact Tina Fung, Section Head, Housing Policy Section at (213) 974-6417 or [tfung@planning.lacounty.gov](mailto:tfung@planning.lacounty.gov).

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