



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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TO: Supervisor Kathryn Barger, Chair
Supervisor Hilda L. Solis
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REPORT ON BOARD MOTION REGARDING THE EQUITABLE DEVELOPMENT WORK PROGRAM (AGENDA ITEM NO. 2, DECEMBER 8, 2015)

On December 8, 2015, the Los Angeles County Board of Supervisors (Board) instructed the Director of the Department of Regional Planning (Department), in coordination with the directors of Public Works, Public Health, Parks and Recreation, Los Angeles County Development Authority (LACDA), County Counsel, Fire Department, and other departments, to initiate an Equitable Development Work Program consisting of the following:

- Update the Density Bonus Ordinance to further ease and incentivize the development of affordable housing. The update should reflect state law changes effected by Assembly Bill (AB) 2222 and AB 744, including the incorporation of a “no net loss” policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely low-income households; and other changes to strengthen the effectiveness of the ordinance. **Completed.**
- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee. **Completed.**
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring

- rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions. **Completed.**
- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to provide their greater adoption. **Completed.**
 - Propose additional strategies to preserve existing affordable housing and incentivize the protection of new affordable housing; identify any necessary procedural, state and local legislative adjustments. **In progress.**
 - Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic “hotspots” in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents. **Completed.**
 - Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance equity objectives in the implementation of the General Plan, using relevant data from other County departments as necessary to ensure a comprehensive analysis. **In progress.**
 - Instruct the Department’s Director to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee. **In progress.**
 - Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives. **In progress.**
 - The Chief Executive Officer to coordinate with the Department’s Director and other departments, and to include real estate development and building industry experts in the potential advisory committee and outreach of the Equitable Development Work Program. **Completed.**
 - Include the following in the report back to the Board: An explanation of AB 2222 and the “no net loss” policy; whether density bonuses are ministerial or require a public hearing; whether density bonuses are usually met with community opposition because additional California Environmental Quality Act analysis is not required, but create additional traffic; whether density bonuses are subject to the same parking requirements as market rate units; the definition of a linkage fee; the necessary analysis to determine the impact a linkage fee will have on housing development; the reason for joining with the City of Los Angeles on a linkage fee study and how the revenue would be split between them; whether the Department has the resources to deal with proposed linkage fees; the number of units necessary to have a mandatory affordable housing program; the definition of a community land trust; examples of other shared equity models; the definition of equity scorecards and how they can be used for or against new development;

whether the objectives can be accomplished in an individual Community Standards District or Countywide; and whether to include representatives from the development community, including builders, engineers and architects on the advisory council. **In progress.**

This report provides an overview of County efforts during the second quarter of 2020.

I. AFFORDABLE HOUSING

Linkage Fee, Inclusionary Housing, and Community Land Trusts and Other Shared Equity Models

The Regional Planning Commission unanimously recommended approval of the Inclusionary Housing Ordinance at its hearing on April 29, 2020, with changes, including lowering the threshold for small projects from 20 baseline units to 15; extending the duration of affordability for rental housing from 55 to 99 years, pending County Counsel review; limiting options for off-site construction of affordable units; and requiring developers to submit documentation, subject to RPC review, of agreements with partners to develop off-site units. Staff also presented the ordinance to the Health Innovation Community Partnership in East Los Angeles on June 5, 2020. The Inclusionary Housing Ordinance is scheduled for a hearing before the Board of Supervisors on August 4, 2020.

One of the off-site options of the Inclusionary Housing Ordinance allows for the affordable housing set-aside requirement to be satisfied by development of affordable units in a Community Land Trust (CLT).

II. ENVIRONMENTAL JUSTICE/EQUITY TOOLS

Green Zones Program

The Environmental Justice Screening Method (EJSM) is proposed to be added to the County's General Plan Appendix C (Land Use Element Resources) section with a description of the tool, its goals, categories of data layers, scoring system, and a figure map with an emphasis on the ability to make continuous updates to the tool. Text changes will note that the EJSM was one of the key analytic tools used to identify "Green Zone Districts" in the proposed Green Zones Ordinance, and it may be used in future projects. These proposed updates will be recommended for adoption along with the Green Zones Ordinance. More information on the EJSM tool can be found on the Department website: planning.lacounty.gov/greenzones/ejism. Future updates to the tool may be based on available data and resources.

On May 22, 2020, the Department released a public discussion draft of the Green Zones Ordinance. Five public meetings are planned throughout the months of July and August to be conducted online to provide an overview of the Ordinance, receive public comments, and respond to questions. An 80-day comment period was provided to allow more time for input given impacts of COVID-19.

The Department worked with a UCLA graduate student intern who conducted research on funding programs and opportunities for the greening of small businesses to support their compliance with proposed Green Zones requirements. A final funding research report was provided to the Department on May 27, 2020. The report will be used to inform implementation strategies for the Green Zones Program.

The Department released the Notice of Preparation/Initial Study for the Green Zones Program Environmental Impact Report on June 15, 2020 with the comment period starting on June 16, 2020 and ending on August 24, 2020. This 70-day comment period is provided (instead of the minimum 30 days) to allow extra time for members of the public to provide input given the impacts of COVID-19. Two scoping meetings will be conducted online during July 2020.

The Department provided a demonstration of the Equity Indicators Toolkit to the Department of Parks and Recreation. Both Departments discussed how the tool might be used for future projects. Some recommendations mentioned include prioritizing future locations for projects based on equity data, helping to inform outreach and engagement efforts, and adding an equity context for staff reports.

The next report will be provided to you no later than October 27, 2020.

If you have any questions about this report, please contact Patricia Hachiya, Supervising Regional Planner, in the General Plan/Transit Oriented Communities Section at phachiya@planning.lacounty.gov.

AJB:BS:CC:PH:NO:ra

c: Executive Office, Board of Supervisors
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