



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

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Chief Deputy Director,
Regional Planning

October 13, 2020

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AUTHORIZATION TO SUBMIT AND ACCEPT A GRANT AWARD FROM THE
STATE OF CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT
DEPARTMENT'S REGIONAL EARLY ACTION PLANNING (REAP) GRANT TO
FUND THE PREPARATION AND ADOPTION OF PLANNING DOCUMENTS
TO ACCELERATE HOUSING PRODUCTION IN UNINCORPORATED
LOS ANGELES COUNTY
(ALL SUPERVISORIAL DISTRICTS) (3-VOTES)**

SUBJECT

Recommendation to authorize the Director of the Department of Regional Planning (Department) to submit, accept and implement a grant award from the South California Association of Governments (SCAG) for the State of California Regional Early Action Planning (REAP) Grant Program (Grant Program) to fund the preparation and adoption of planning documents and process improvements that accelerate housing production in the unincorporated areas of Los Angeles County.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the acceptance of the grant award is not a project pursuant to Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines.
2. Adopt the attached Resolution to accept grant funding of approximately \$1,500,000 from the REAP Grant Program to fund the preparation and adoption of

planning documents and process improvements that accelerate housing production in the unincorporated areas of Los Angeles County.

3. Authorize the Department Director, or her designee, to execute all necessary documents to administer the grant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Increasing the availability of housing, including affordable housing, is critical to bettering the quality of life for all Californians. In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities and counties to prioritize planning activities that accelerate housing production to meet the identified needs of every community. The REAP Grant Program provides one-time funding to regional governments and regional entities for planning. SCAG has allocated approximately \$23 million to the subregional partnership program to support planning initiatives that accelerate housing production within its six-county region. Funding for each subregional area will be determined by the final Regional Housing Needs Assessment (RHNA) allocation, which will be adopted in February 2021. For this sub-allocation program, SCAG will consider the County of Los Angeles as a subregional partner and up to \$1,589,000 is available for projects proposed by the County based on the current draft RHNA.

Approval of the recommendation will enable the Department to accept the grant to develop specific planning documents and process improvements that will assist in accelerating production of all types of housing, including affordable housing, in the unincorporated areas. Specific activities may include the following: Climate Action Plan; Metro Area Plan; updates to the County's Inclusionary Housing Ordinance feasibility study; capital improvement plans; Safety Element Update; and the Housing Element Update; as well as administrative costs.

The conditions of the grant acceptance require a Local Resolution from the governing board authorizing the Department to enter into an agreement with SCAG.

Implementation of Strategic Plan Goals

Participation in the REAP Grant Program supports the following Strategic Plan goals and strategies:

- **Goal I:** Make investments that transform lives.
 - **Strategy I.1.2 Implement a Homeless Prevention Program for High-Risk Families:** Implement a homeless prevention program to prevent homelessness of those families, known to the County, at imminent risk of homelessness.
 - **Strategy I.1.5 Increase Affordable Housing Throughout L.A. County:** Develop or preserve affordable housing units in the County.

- **Goal II:** Foster vibrant and resilient communities.
 - **Strategy II.2 Support the Wellness of Our Communities:** Identify, support, and promote practices for higher quality of life through violence reduction, enhanced social cohesion, increased awareness of supports and services, and better physical fitness, mental health, and well-being.
 - **Strategy II.2.2 Expand Access to Recreational and Cultural Opportunities:** Expand access for all County residents, particularly those in unincorporated and high-needs areas, who have traditionally underutilized the County's museums, theatres, beaches, parks, and other recreational facilities.
 - **Strategy II.2.3 Prioritize Environmental Health Oversight and Monitoring:** Strengthen the County's capacity to effectively prevent, prepare for and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities.
 - **Strategy II.2.4 Promote Active and Healthy Lifestyles:** Conduct outreach to high-needs, traditionally underserved populations within the County by supporting safe and comfortable built environments that encourage physical activity and access to healthy food.
 - **Strategy II.3 Make Environmental Sustainability Our Daily Reality:** Envision and implement a comprehensive and integrated approach to improving the environmental, economic, and social well-being of our communities so that they may thrive now and into the future.
 - **Strategy II.3.3 Address the Serious Threat of Global Climate Change:** Create and implement policies and programs to: reduce the emission of greenhouse gases from all sectors of our community; ensure that community climate resilience is integrated into our programs and plans; and inspire others to take action.
- **Goal III:** Realize Tomorrow's Government Today.
 - **Strategy III.3 Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability:** Continually assess our efficiency and effectiveness, maximize and leverage resources, and hold ourselves accountable.
 - **Strategy III.3.1 Maximize Revenue:** Implement a process to systematically leverage resources to help fund County initiatives.

FISCAL IMPACT/FINANCING

The total cost for the above-mentioned work program is estimated to be \$1,589,000 and will be fully offset by the REAP grant funding. The funds will be used to hire consultants and to support personnel costs and operating expenses.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

All documents required for the acceptance of the awarded grant will be subject to approval by County Counsel prior to execution by the Director of the Department.

ENVIRONMENTAL DOCUMENTATION

The acceptance of the grant is not a project for which review is required under CEQA. Section 15378(b)(4) of CEQA states that a "Project" does not include the "creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment." The acceptance of the grant will allow the County to fund various planning projects and process improvements. The acceptance of the grant will not commit the County to the adoption of any plan, policy, or project. Appropriate environmental documents will be prepared for the individual projects as needed.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Participation in the REAP Grant Program will improve planning and services to the public by providing updated planning processes and promoting healthy communities.

CONCLUSION

Should you have any questions, please contact Bianca Siegl, Advance Planning Deputy Director, at bsiegl@planning.lacounty.gov or (213) 974-6457.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:BS:CC:el

Attachment:

1. Draft Board Resolution

c: Executive Office, Board of Supervisors
Chief Executive Office (Christine Frias)
County Counsel

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES
AUTHORIZING PLANNING GRANT APPLICATION AND RECEIPT OF FUNDS**

WHEREAS, Southern California Association of Governments ("SCAG") is authorized to provide funding to subregions pursuant to the State of California Regional Early Action Planning ("REAP") Grant Program ("Grant Program");

WHEREAS, SCAG has allocated approximately \$23 million dollars in REAP Grant Program funding for its subregional partnership program;

WHEREAS, SCAG has developed application procedures and program guidelines ("SCAG REAP Grant Program Guidelines"), which were adopted by its Regional Council on September 3, 2020;

WHEREAS, for the purposes of the REAP Grant Program, the County of Los Angeles ("County") is a subregional partner and may receive up to \$1,589,000 in funds under the REAP Grant Program in 2020-2021, based on its draft Regional Housing Needs Assessment allocation for the unincorporated areas of Los Angeles County;

WHEREAS, the Board of Supervisors ("Board") desires to submit an application under the REAP Grant Program to accelerate the production of housing pursuant in compliance with SCAG's REAP Grant Program Guidelines;

WHEREAS, the SCAG REAP Grant Program Guidelines require the Board to approve a resolution authorizing the Department of Regional Planning ("Regional Planning") to enter into an agreement with SCAG regarding the REAP Grant Program;

WHEREAS, the Board finds that, in accordance with Section 15378(b)(4) of the Guidelines to the California Environmental Quality Act ("CEQA"), adoption of the

resolution, and submittal and acceptance of grant funds do not constitute a project pursuant to CEQA, and therefore are not subject to the requirements of CEQA.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles that:

(1) Submittal for the REAP Grant Program funds and receipt of any such funds are not projects under CEQA.

(2) The Board agrees to apply for and submit to SCAG the REAP Grant Program application in the amount of \$1,589,000.

(3) In connection with the REAP Grant Program, if the application is approved by SCAG, the Board is authorized to enter into, execute, and deliver an agreement for \$1,589,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP Grant Program funds, the County's obligations related thereto, and all amendments thereto.

(4) The County shall be subject to the terms and conditions as specified in the agreement and the SCAG REAP Grant Program Guidelines, and the REAP Grant Program. Funds are to be used for allowable expenditures as specifically identified in the agreement, and shall be issued by SCAG on a reimbursement basis. The Board hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by SCAG.

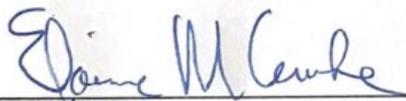
(5) The Regional Planning Director or her designee is authorized to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, contracts, contract amendments, receipt of funds and payment requests, which may be necessary for the purposes of administering the grant.

The foregoing resolution was on the ___ day of October 13, 2020, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Celia Zavala
Executive Officer
Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

By 

Elaine M. Lemke
Assistant County Counsel