Los Angeles County
Affordable Housing Action Plan
June 12, 2018
County of Los Angeles

Unincorporated Areas of LA County

- 65% of total County land area
- Over 1 million residents
- Population equivalent to 3rd largest city in California
Background for Action Plan

• December 2015 – Motion by Board of Supervisors
  Established DRP’s Equitable Development Work Program

• 2016 – Adoption of Homeless Initiative
  Strategy F2 – Linkage Fee Nexus Study
  Strategy F5 – Incentive Zoning/Value Capture Strategies
Goal of Action Plan

Develop recommendations for affordable housing policies that meet the needs of the County’s unincorporated areas.
Contents of Action Plan

• Seven Sections:
  • Accessory Dwelling Units (ADUs)
  • Affordable Housing Preservation
  • Community Land Trusts (CLTs)
  • Affordable Housing Linkage Fees
  • Inclusionary Housing
  • Innovative Housing Typologies
  • Value Capture and Incentive Zoning
Contents of Action Plan

• Appendices:
  • A – Policy Evaluation
  • B – Existing Conditions and Real Estate Market Study
  • C – Policy Recommendations Memo
  • D – Residential Nexus Study
  • E – Inclusionary Housing Analysis
Accessory Dwelling Units (ADUs)

Recommendations:

• Encourage property owners to legalize existing unpermitted ADUs

• Encourage property owners to build new ADUs and convert existing spaces into ADUs
Affordable Housing Preservation

Recommendations:

• Draft an affordable housing preservation ordinance
• Explore partnerships to establish an affordable housing preservation fund program
• Regulate short-term rentals
Community Land Trusts (CLTs)

Recommendations:

• Establish a business plan
• Offer a right of first refusal for small lot surplus County-owned properties
• Purchase foreclosed housing properties owned by the County
• Purchase existing small sites for purchase by CLTs
Affordable Housing Linkage Fees and Inclusionary Housing
Submarket Areas

Submarket Areas

Source: Department of Regional Planning & KMA, June 2017
Affordable Housing Linkage Fees

Recommendations:

• Do not pursue a non-residential linkage fee program

• Explore implementing an inclusionary housing program instead of a residential linkage fee program
Inclusionary Housing

Recommendations:

• Create an inclusionary housing program
• Develop an administrative procedures manual
• Prepare a staffing plan
Innovative Housing Typologies

Recommendations:

• Draft and implement a motel conversion ordinance

• Provide guidance to encourage multifamily modular housing construction

• Implement a pilot project for multifamily modular housing
Value Capture and Incentive Zoning

Recommendations:

• Unlock County-owned properties for affordable housing

• Amend Zoning Code to encourage affordable housing with incentives
Recommendations:

• Impose policy requirements for affordable housing if County develops a Tax Increment Financing (TIF) District:
  • Enhanced Infrastructure Financing Districts (EIFDs)
  • Community Revitalization and Investment Authorities (CRIAs)

• Acquire land for affordable housing in future high-quality transit areas
What’s Next?
Future County Housing Initiatives

• Feb. 20, 2018 Board Motion – Directed DRP to begin work on four new housing ordinances
  • Affordable Housing Preservation Ordinance
  • Inclusionary Housing Ordinance
  • By-Right Development Ordinance
  • Homeless Housing Ordinance
Questions?
Links

• Affordable Housing Action Plan
  • http://planning.lacounty.gov/housing/initiative_reports

• Housing Initiatives
  • http://planning.lacounty.gov/housing/initiatives

• County Board Correspondence
  • http://lacounty.gov/bc

• County Board Motions
  • http://lacounty.gov/sop
Thank You!

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