WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles ("County") conducted a duly noticed public hearing on April 29, 2020 to consider amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code ("County Code") related to inclusionary housing; and

WHEREAS, the Commission finds as follows:

1. There continues to be a housing affordability crisis in the County and a need to develop strategies that encourage a diversity of housing types for different needs and levels of income;

2. On December 8, 2015, the Board of Supervisors ("Board") approved a motion initiating the Equitable Development Work Program, which included an instruction to the Department of Regional Planning ("Department") to provide a menu of options for the implementation of an inclusionary housing program;

3. On February 9, 2016, the Board approved the Homeless Initiative. Strategy F of the Homeless Initiative is a suite of strategies to increase the production of affordable housing, including inclusionary housing;

4. An inclusionary housing analysis, which was completed in January 2018, provided the preliminary framework for an inclusionary housing ordinance;

5. On February 20, 2018, the Board approved a motion initiating an inclusionary housing ordinance that considers both for-sale and rental 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;

6. To finalize the Ordinance, a supplemental analysis was conducted to update real estate market assumptions and evaluate a broader range of affordability levels for multifamily rental housing, and further evaluate smaller prototypes that are more reflective of the size of multifamily rental residential projects being built in unincorporated areas of the County.
7. Inclusionary housing is the requirement for new residential development to include affordable housing;

8. The proposed ordinance amends Title 22 (Planning and Zoning) of the County Code to:
   a. Require for-sale and rental housing projects of five or more units to provide affordable housing units at specified percentages and at costs and rents affordable to a range of specified income levels;
   b. Establish submarket areas to accommodate differences in the real estate market in different geographic areas of the County, to inform the set-aside requirements and for the planned regular re-evaluation of the affordable housing requirements;
   c. Provide flexibility by establishing ‘middle income’ as an income category eligible to satisfy inclusionary housing requirements for for-sale projects, and enable eligibility of projects with middle income set-asides to receive an incentive and a waiver or reduction of a development standard;
   d. Create the program structure, including but not limited to: duration of affordability, comparability of set-aside and non-set-aside units, and an option to provide the affordable units off-site;
   e. Align the density bonus program with inclusionary housing to enable developers to off-set the cost of the affordable housing requirement, and to ensure consistency of policy and ease of implementation;
   f. Reserve right of first refusal to the County, or a County-designated agency or nonprofit when the initial buyer of an affordable home created through the Ordinance sells their home;
   g. Require the County to evaluate the affordable housing requirements and the submarket area boundaries every five years; and
   h. Add references to the Inclusionary Housing Ordinance for internal consistency.

9. The proposed ordinance will facilitate the development of a variety of housing types for all income levels, which is consistent with Section 65583(a)(5) of the Government Code, a part of the State Housing Element Law;

10. The proposed ordinance is compatible with and supportive of the goals and policies of the County General Plan and in particular, the Housing Element,
in that it promotes mixed income neighborhoods and a diversity of housing types to increase housing choices for all economic segments of the population in the unincorporated areas of Los Angeles County;

11. At the public hearing, staff from the Department recommended additional edits to the draft ordinance for consistency and to address additional comments from the Los Angeles County Development Authority (“CDA”);

12. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in 11 local newspapers countywide, including the Spanish-language newspaper La Opinión. The Department was prepared to make copies of the public hearing notice and hearing materials available at all County libraries and Altadena Library. However, the closure of libraries due to the Coronavirus pandemic prevented this courtesy public access practice.

13. An Addendum to the certified Los Angeles County General Plan Update Final Environmental Impact Report (EIR) was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Addendum concluded that the Ordinance as proposed would not result in any increased or additional environmental impacts beyond those that were analyzed in the General Plan Update EIR, and therefore concluded that a supplemental environmental analysis is not required. The Commission finds that the proposed amendments to Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the General Plan Update EIR pursuant to CEQA Guidelines and the Los Angeles County Environmental Document Procedures and Guidelines; and

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board certify completion of, and adopt, the Addendum to the certified Los Angeles County General Plan Update Final EIR and find that the proposed amendments to Title 22 (Planning and Zoning) will not result in an increased or additional environmental impact beyond those that were analyzed in the EIR;

2. That the Board hold a public hearing to consider the proposed amendments to Title 22 (Planning and Zoning) to establish provisions for inclusionary housing in the unincorporated Los Angeles County; and

3. That the Board adopt an ordinance containing the proposed amendments to Title 22 (Planning and Zoning), and determine that the amendments are
RESOLUTION

compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on April 29, 2020.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By________________________
Elaine Lemke
Assistant County Counsel
Chief Legal Counsel, Department of Regional Planning
County of Los Angeles