

MOTION BY SUPERVISORS HILDA L. SOLIS
AND SHEILA KUEHL

August 4, 2020

Item No. 87 - Inclusionary Zoning

WE, THEREFORE, MOVE that the Board of Supervisors:

1. Close the public hearing;
2. Certify the addendum to the General Plan EIR (RPPL2020001006);
3. Indicate its intent to approve the ordinance (RPPL2020001004) with the following modifications:
 - a. Require that covenants be affordable in perpetuity for inclusionary units created without the benefit of a density bonus;
 - b. Require that affordable projects built offsite have a certificate of occupancy prior to issuing the final certificate of occupancy for the primary project; and
 - c. Include a provision allowing a multi-family project applicant to request that the requirements of the inclusionary ordinance be adjusted or waived based on a showing that applying the requirements would effectuate an unconstitutional taking of property.

MOTION

SOLIS _____

RIDLEY-THOMAS _____

KUEHL _____

HAHN _____

BARGER _____

4. Instruct County Counsel to prepare the necessary final documents for the ordinance and return to the board for consideration.

WE FURTHER MOVE that the Board of Supervisors direct the Director of Regional Planning to take the following actions:

1. In consultation with the Director of Public Works, report back in one year on the entitlement and building activities for new market-rate residential rental projects in the East Los Angeles/Gateway, South Los Angeles, and Antelope Valley submarket areas, and for new market-rate residential condominium projects in the South Los Angeles and Antelope Valley submarket areas;
2. Initiate an update to the economic feasibility study for the Inclusionary Housing Ordinance after one year of the adoption of the ordinance for the aforementioned submarket areas; and in consultation with County Counsel, amend the Ordinance to apply the inclusionary requirements to any of these submarket areas if supported by the update to the study;
3. In consultation with the Director of Public Works, report back annually on the entitlement and building activities for multifamily housing projects undertaking substantial renovation as defined by work that exceeds \$60,000 per unit in construction costs and the replacement of two or more building systems; and
4. Initiate a comprehensive update to the economic feasibility study for the Inclusionary Housing Ordinance within two years of adoption of the ordinance and report to the Board on any recommendations to amend the ordinance, including mechanisms to reduce the likelihood of off-site construction of affordable units, and requirements to achieve deeper affordability for both rental and home ownership projects, and consideration of including substantial renovation projects in the ordinance. Additional

factors to be studied in the economic feasibility study shall be defined in concert with the board offices.

WE FINALLY MOVE that the Board of Supervisors direct the Chief Executive Office, Legislative Affairs and Intergovernmental Relations Division to sponsor legislation in 2021 to extend affordability covenants on all state housing programs to a uniform 99 year term.

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