



Caring for Our Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

September 3, 2020

TO: Supervisor Kathryn Barger, Chair
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Janice Hahn

FROM: Gary Jones, Director

SUBJECT: **MARINA DEL REY AFFORDABLE HOUSING POLICY – INTERIM REPORT
ON POTENTIAL UPDATES TO CURRENT POLICY (ITEM 5, AGENDA OF
MARCH 10, 2020)**

On March 10, 2020, your Board instructed the Department of Beaches and Harbors (DBH), in collaboration with the Department of Regional Planning (DRP), the Los Angeles County Development Authority (LACDA), and County Counsel (Counsel) to present recommendations and modifications to the current Marina del Rey Affordable Housing Policy (Policy) and report back to the Board within 180 days. This Interim Report is to apprise your Board of actions already taken and to request additional time to finalize the recommended changes to the current Policy.

Efforts to Date

Since the Board motion was made, DBH, DRP, LACDA, and Counsel, have completed the following tasks:

1. Conducted meetings to review the current Policy and discuss possible modifications to include in an updated policy;
2. Redefined “substantial rehabilitation” in the Policy and included major renovation projects within that definition;
3. Determined proposed amendments to the Policy that would increase the percentage of inclusionary affordable units from the current 15% goal to 20%, applicable to both new construction and substantial rehabilitation, and developed a recommendation regarding the number of units required at different affordability levels;
4. Identified recommendations and options to expedite lease negotiations and entitlements pertaining to development of a 100% affordable housing project on Marina del Rey Lease Parcel 147 (OT);
5. Examined potential amendments to the Policy that would eventually require all properties in the Marina with affordable units under covenant to change their current wait list and affordable unit leasing procedures to conform with the development and implementation of a Centralized Wait List registration and referral system;
6. Identified priorities and preferences that could help prevent economic displacement of existing Marina del Rey residents;

7. Identified cost-sharing mechanisms and potential amendments to existing monitoring agreements in support of new Marina del Rey wait list and tenant referral mechanisms;
8. Identified potential modifications to protocols and procedures to require Marina lessees to provide income and occupancy surveys for Marina del Rey properties that seek approvals for demolition and/or substantial renovations that would trigger affordable housing requirements; and
9. Determined potential changes to the fees charged by LACDA for review, recordation, and monitoring of affordable units required in Marina del Rey properties.

Action Steps Remaining

Additional time is needed to solicit and receive feedback from a variety of Marina stakeholders on proposed recommendations to the Policy and finalize the requested recommendations and changes to the Policy. We anticipate submitting the final report to your Board no later than December 7, 2020.

If you have any questions or concerns please feel free contact me or Michael Tripp of my staff at (424) 526-7745 or MTripp@bh.lacounty.gov.

GJ:AC:MT:pw

c: Marina Board Deputies
Executive Office of the Board of Supervisors
Chief Executive Office
County Counsel
Los Angeles County Development Authority
Department of Regional Planning