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Affordable Housing Action Plan Implementation Motion

Facing one of the worst housing crises in County history, Los Angeles County committed to expanding the supply of affordable housing in the County through the adoption of the Housing Element on February 4, 2014, the Equitable Development Work Plan on December 8, 2015 and the Homeless Initiative on February 9, 2016. The County also created the Affordable Housing Programs budget unit on October 27, 2015, which has provided \$60 million in funding for affordable housing and will invest another \$60 million in the coming fiscal year. While the County has committed substantial funding to build affordable housing, it is critical to use the Board of Supervisors' land use authority as an additional tool to achieve this aim.

On January 31, 2018, the Department of Regional Planning released the Affordable Housing Action Plan, which comprises a detailed assessment as well as specific land use and development strategies to address affordable housing needs in the unincorporated areas of the County.

MOTION

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Ridley-Thomas	_____
Hahn	_____
Barger	_____
Kuehl	_____

The assessment found that, while the County needs to add 17,116 housing units for households earning less than 120% of Area Median Income in the unincorporated areas, between 2014 and 2016, the unincorporated areas added only 226 units targeted to these incomes. While additional funding for affordable housing will increase this figure, funding alone will never close the gap. The Affordable Housing Action Plan examined seven potential land use strategies to expand the supply of affordable housing. One of these strategies, an ordinance to streamline the siting of accessory dwelling units, will soon come before the Board for consideration. Another strategy, affordable housing linkage fees, does not appear to be feasible in most of the unincorporated areas. Three strategies, community land trusts, value capture and innovative housing typologies will require more study or implementation through alternative mechanisms, such as community plan updates.

Two strategies identified in the Action Plan demonstrate promise for increasing the supply of affordable housing. Affordable housing preservation is often seen as a more affordable alternative to constructing new subsidized housing, costing one-half to two-thirds less than new housing units, according to the U.S. Department of Housing and Urban Development. Affordable housing preservation can also serve as an anti-displacement measure in communities experiencing, or at risk of, gentrification, that allows low-income residents to remain in their communities. An Affordable Housing Preservation Ordinance could limit conversions of affordable housing to condominiums, potentially establish a one-for-one replacement requirement, and encourage funding for naturally occurring affordable housing.

Another strategy, an inclusionary housing policy could encourage the construction of new affordable housing units in communities that are experiencing new market-rate residential development, creating new housing opportunities for low-income households in gentrifying communities. Inclusionary housing policies can encourage the construction of new affordable housing units throughout a jurisdiction, disrupting historical patterns of de facto economic segregation and promoting economically-inclusive communities. The County strongly advocated for California State Assembly Bill (AB) 1505 (Bloom) (2017), which was signed by the Governor on September 29, 2017, and authorizes the legislative body of any county or city to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households or by persons and families of low or moderate income. AB 1505 provides clear legal authority to adopt inclusionary zoning policies for the first time since 2009.

The Department also released two reports regarding California State Senate Bill (SB) 2 (Cedillo) (2007) which requires all jurisdictions to take specific zoning actions to encourage the development of homeless shelters and transitional and supportive housing, all of which are important in addressing the current homelessness crisis. The reports include an analysis of the County Code, with recommendations for SB 2 compliance and incentives for homeless housing. While not included in the SB 2 reports, a permanent supportive housing ordinance can provide an additional tool to increase the supply of affordable housing. The City of Los Angeles is currently exploring this approach. The County should follow the City's example and streamline permanent

supportive housing development by enacting a Permanent Supportive Housing Ordinance, including tools to streamline motel conversions. To maximize effectiveness, the County should also study proposed state legislation that proposes to streamline and expedite the building of affordable and supportive housing in certain zones.

Finally, the County should align with neighboring jurisdictions by allowing multifamily residential development by-right in commercial zones where appropriate. The housing crisis can only be eased through the production of a variety of housing types including permanent supportive housing, affordable housing, and market rate housing.

The Department of Regional Planning should prepare these four ordinances and report on progress until such time as all four ordinances are implemented and their outcomes can be monitored through the County's annual Affordable Housing Outcomes Report.

WE, THEREFORE, MOVE that the Board of Supervisors direct the Department of Regional Planning to:

1. Prepare an ordinance to preserve existing affordable housing units, both income-restricted as well as unsubsidized "naturally occurring affordable housing," that considers a variety of anti-displacement strategies, such as the regulation of condominium conversions and mobile home park closures, and one-for-one replacement or "no net loss" policies;
2. Prepare an ordinance for the establishment of an inclusionary housing policy that considers applicability to both for-sale and rental housing 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;

3. Prepare an ordinance to remove zoning obstacles to encourage and incentivize permanent supportive housing, including motel conversions; to comply with California State Senate Bill 2 (2007), removing barriers to homeless shelters, and transitional and permanent supportive housing in the zoning code and other County Code Titles, and considering fair housing and reasonable accommodations;
4. Prepare an ordinance to streamline multifamily residential development by allowing this development by-right in certain zones where appropriate and consider whether additional parking reductions should be provided in Transit Oriented Development areas; and
5. Report back to the Board quarterly on the timely progress towards adopting and implementing the four ordinances until such time that all ordinances are adopted, implemented and their effectiveness can be monitored through the annual Affordable Housing Outcomes Report.