

**MOTION BY CHAIR HILDA L. SOLIS AND
SUPERVISOR MARK RIDLEY-THOMAS**

DECEMBER 8, 2015

Development and Implementation of Equitable Development Tools

On March 23, 2015, the Board of Supervisors (Board) held a public hearing for the General Plan Update, which provided the blueprint for growth in the unincorporated areas in the next 20 years. At the hearing, the Board directed the Director of the Department of Regional Planning (DRP) to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts, and to report back with recommendations. The objective behind this effort was to identify strategies that could foster implementation of the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as “Equitable Development”).

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In their report back to the Board on June 24, 2015, DRP presented a toolbox of strategies to promote these objectives. The strategies focus on prioritizing policies, actions, and resources to address socio-economic, educational, environmental, and health challenges. The Board should now move forward with the next steps necessary to implement a range of land use programs and policies with the objective of ensuring that new development brings community benefit rather than displacement of existing residents. In addition, the Board should explore potential land use policies that can mitigate public nuisances and health hazards caused by environmental contamination.

WE THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

Declare that it is the intent of the Board of Supervisors to implement the Los Angeles County General Plan in a manner that promotes sustainable, healthy, and well-designed environments that enhance the quality of life and public well-being for all residents in the unincorporated areas; and instruct the Director of the Department of Regional Planning, in coordination with the Directors of other appropriate Departments, potentially including but not limited to Public Works, Public Health, Parks and Recreation, Community Development Commission, County Counsel, and the Fire Department, to initiate an Equitable Development Work Program consisting of the following:

- Update the density bonus ordinance to further ease and incentivize the development of affordable housing. The update should reflect State law changes effected by AB 2222 and AB 744, including the incorporation of a “no net loss” policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely

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low-income households; and other changes to strengthen the effectiveness of the ordinance.

- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee.
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions.
- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to promote their greater adoption.
- Propose additional strategies to preserve existing affordable housing and incentivize the production of new affordable housing; identify any necessary procedural and state and local legislative adjustments.
- Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic “hotspots” in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents.
- Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance

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equity objectives in the implementation of the General Plan, using relevant data from other County Departments as necessary to ensure a comprehensive analysis.

- Direct the Director of the Department of Regional Planning to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee.
- Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives.

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