

# MONTHLY BOS PLANNING DEPUTIES MEETING COUNTY OF LOS ANGELES

**DATE: THURSDAY, JANUARY 14, 2021**

**TIME: 3:00 P.M.**

*Following Governor Newsom's executive orders prohibiting the convening of public agency meetings considering the COVID-19 pandemic, all regularly scheduled Los Angeles County Department of Regional Planning meetings will convene as virtual (online) meetings and by teleconference until further notice.*

*For more information regarding the Los Angeles County Department of Regional Planning's response to the COVID-19 pandemic, visit <http://planning.lacounty.gov/covid19> or @LACDRP on Twitter, Facebook, and Instagram.*

**MEETING: Zoom Webinar**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89880662212>

**Or Telephone:** US: +1 669 900 6833

**Webinar ID:** 898 8066 2212

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## **I – PRESENTATIONS**

- 1. Valencia Community Facilities District (D. Slavin & J. Moore)**
- 2. Advance Planning - Pending Ordinances and Major Projects (B. Siegl)**
- 3. Housing Element Update (T. Fung & H. Anderson)**

## **II - PUBLIC COMMENT**

- 4. Public comment pursuant to Section 54954.3 of the Government Code.**

## **III - NEXT MEETING**

- 5. February 11, 2021**

- Si no entiende este aviso o necesita mas información por favor llame este número (213) 974-6466.
  - If you require special accommodations or material in alternate format, please contact the ADA Coordinator's Office at (213) 974-6488 (voice) or (213) 617-2292 (TDD), with at least three business day's notice.

# Valencia CFD Application

Planning Deputies

January 14, 2021

## **Mello-Roos Community Facilities Act of 1982**

- Allows a local county or city government or school district to sell bonds in order to finance a specific project or service. Projects permitted under California law range from infrastructure improvements to police and fire services, schools, parks, and childcare facilities
- Known as Mello-Roos District or Community Facilities District
- Very common, utilized by jurisdictions up and down the state
- Provides for special tax levy for public services and public facilities
  - Paid with property taxes in December and April
  - Not based on Assessed Value, but apportioned under a Rate and Method of Apportionment

## **Los Angeles County Policy**

- Current CFD policy approved by BOS 9-3-19, updating 1994 policy  
<http://file.lacounty.gov/SDSInter/bos/supdocs/140016.pdf>
- Provides guidance and rules for the acceptance and processing of CFD applications within Los Angeles County
- Mello-Roos Task Force consists of staff from Regional Planning (Chair), Treasurer and Tax Collector, CEO, County Development Authority, County Counsel, Fire, Health Services, Library, Parks & Rec, Public Works and Sheriff.

## **CFD Application and Review**

- FivePoint submitted application for formation of CFDs in September 2019
- County Team subsequently hired – Municipal Advisor, Bond Counsel, Special Tax Consultant, Price Point Consultant
  - Fieldman Rolapp & Associates
  - Stradling Yocca Carlson & Rauth
  - David Taussig & Associates
  - Empire Economics
- Mello-Roos Task Force met on multiple occasions
  - FivePoint presentations
  - Questions and responses – several rounds
- Unanimous vote of MRTF in September 2020 to support proceeding with formation
- Team consolidated to TTC, DRP, County Counsel and County consultants

## Newhall Ranch Project

### Newhall Ranch Specific Plan

- Guides the long-term development and conservation of the 11,999-acre Newhall Ranch community to include a broad range of residential, mixed-use and commercial/retail uses within five villages. Total project around 25,000 dwelling units.

### Mission Village

- Mission Village was approved by the Board of Supervisors in May 2012. It is one of five villages within the Newhall Ranch Specific Plan Area and is approved for 4,055 residential units as well as 1.5 million square feet of mixed-use, commercial, retail/office uses.
- The proposed **Services CFD** covers the **entirety of the Mission Village Project**.
- CFD **Improvement Area I – First Phase of Mission Village**; covers 1,268 residential units.
- Affordable housing – Specific Plan includes an affordable housing component that requires 2,200 affordable units be provided before the 20,000<sup>th</sup> building permit. This amounts to a 10% affordable requirement. There will be 300 affordable units within Mission Village. The project is not subject to the recently adopted Inclusionary Housing Ordinance.



This map depicts proposed development in Newhall Ranch and the Westside Communities. Proposed development shown on the plan are conceptual and preliminary, and are included only to show intent and relationship to the existing community. Proposed

HIGH COUNTRY

SOUTHERN OAKS

VALENCIA COMMERCE CENTER

ENTRADA NORTH

VALENCIA INDUSTRIAL CENTER

WATER RECLAMATION PLANT

SIX FLAGS MAGIC MOUNTAIN

LANDMARK VILLAGE

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HOMESTEAD NORTH

MISSION VILLAGE

ENTRADA SOUTH

VALENCIA TOWN CENTER

HOMESTEAD SOUTH

WESTRIDGE

WATER RECLAMATION PLANT

5

COLLEGE OF THE CANYONS

LEGACY VILLAGE

POTRERO VALLEY

STEVENS RANCH

VALENCIA MARKETPLACE

## Structure of the CFDs

- Two overlapping CFDs: Services and Facilities
  - Services CFD – Zone 1 is all of Mission Village development
  - Facilities CFD – Area No. 1 is first phase of for-sale residential development
  - Both will annex additional Zones/Areas as development progresses
- Cumulative property tax rate starts no greater than 1.85% of AV
- Services CFD – funds Sheriff, Parks costs and maintenance services
  - Perpetual duration – can grow with CPI up to 5%/year
- Facilities CFD – funds improvements: roads, utilities, parks, etc.
  - 40 year max term – tax amount will grow by 2%/year
  - Revenues are basis of future bond issues – potentially later in 2021



## CFD Pros and Cons

- Pros
  - Services CFD – services funded - no General Fund impact
    - Failure to adopt - lower service levels or General Fund subsidy
  - Facilities CFD – cost of infrastructure not added to home prices
    - Failure to adopt - inferior infrastructure or higher home prices – harms marketability of homes in project and directs development elsewhere
  - CFD structure consistent with large scale, multi-phase developments
    - Orange County Great Park (Irvine), Rancho Mission Viejo (Orange County)
- Cons
  - Property owners pay special tax beyond required 1% of AV
  - Can put unfair burdens on taxpayer - Task Force role is to avoid this

## **Bond Debt Service and Policy Exceptions**

- Debt Service –paid from Facilities CFD special tax revenues
  - Board of Supervisors sets maximum indebtedness – Area No. 1 is \$70 million
  - Total Debt Service estimated \$140 million (at 3.75%)
  - County team manages issuance of bonds
    - TTC has selected underwriting team by competitive process: Stifel, Piper Sandler, Hilltop Securities
  - County manages timing, size and structure of bond issues
- Two Exceptions to CFD Policy Recommended – Consistent with large, multi-phase projects
  - Escalation on Facilities CFD tax – recommend 2%/year
    - Tax starts at lower level, grows with home value
    - Decreases initial housing cost – aids mortgage qualification
  - Escalating debt service on bonds
    - Reflects growth in Facilities CFD tax
    - Increases financing proceeds available

## Process and Schedule

- January 26 Board of Supervisors meeting
  - Receive property owner petitions
  - Adopt Resolutions of Intention
  - Approve Rate and Method of Apportionment
  - Call Public Hearing (within 30-60 days) and Landowner Vote
    - Landowner vote required by law, ensures property owner agreement with CFD
- March Board of Supervisors meeting
  - Conduct Public Hearing and Landowner Vote
    - Hearing allows surrounding communities to register concerns or observations
  - Adopt Resolutions of Formation – Approve related documents

Department of Regional Planning / Advance Planning Division  
 Status of Pending Ordinances and Major Projects  
 January 2021

For reference only. Project status subject to change.

Note: This is not a complete list of all Advance Planning projects – Ordinances and major projects only

Pending Final Board Approval on Consent

<b>Project</b>	<b>SD</b>	<b>Expected Completion</b>	<b>Status Notes/Description</b>	<b>Website</b>
Affordable Housing Preservation Ordinance	All	Winter 2021	RPC recommended approval on 7/29. BOS approved on 11/10 (continued from 10/27). Pending County Counsel review. Consent date TBD in early 2021.	<a href="https://planning.lacounty.gov/housing/initiatives">https://planning.lacounty.gov/housing/initiatives</a>
Interim and Supportive Housing Ordinance	All	Winter 2021	RPC recommended approval on 7/22. BOS approved on 11/10 (continued from 10/27). Pending County Counsel review. Consent date TBD in early 2021.	<a href="https://planning.lacounty.gov/housing/initiatives">https://planning.lacounty.gov/housing/initiatives</a>
By-Right Housing Ordinance	All	Winter 2021	BOS approved on 9/29. Pending County Counsel review. Consent date TBD in early 2021.	<a href="https://planning.lacounty.gov/housing/initiatives">https://planning.lacounty.gov/housing/initiatives</a>
Alternative Financial Services Ordinance	All	Winter 2021	RPC recommended approval at 4/29/20 hearing. Conducted additional outreach per RPC direction. BOS recommended approval at 10/27/20 public hearing. BOS consent date TBD.	<a href="https://planning.lacounty.gov/afs">https://planning.lacounty.gov/afs</a>

Percent for Art in Private Development Ordinance	All	Spring 2021	Collaboration with Department of Arts and Culture. Continuance on BOS Agenda for March, 2021 to approve one of the two versions of the ordinance.	<a href="https://planning.lacounty.gov/art">https://planning.lacounty.gov/art</a>
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### Pending Board Hearing

Project	SD	Expected Completion	Status Notes/Description	Website
Title 22 Tune-Up	All	Summer 2021	RPC Hearing held 10/14/2020. Board Hearing scheduled for 2/23/20.	<a href="https://planning.lacounty.gov/title22_tuneup">https://planning.lacounty.gov/title22_tuneup</a>
Green Valley CSD	5	Spring 2021	RPC hearing held 12/9. Pending BOS hearing date.	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>
Leona Valley CSD	5	Spring 2021	RPC hearing held 12/9. Pending BOS hearing date.	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>

### Scheduled RPC Hearing

Project	SD	Expected Completion	Status Notes/Description	Website
Acton CSD	5	Spring 2021	RPC hearing on 2/24	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>
Three Points/Libre Mountain CSD	5	Spring 2021	RPC Hearing on 3/24	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>

The Lakes CSD	5	Spring 2021	RPC hearing on 3/24	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>
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RPC Hearing Not Yet Scheduled

<b>Project</b>	<b>SD</b>	<b>Expected Completion</b>	<b>Status Notes/Description</b>	<b>Website</b>
Oil Well Ordinance	All	Summer 2021	Anticipate revised draft ordinance available for public review in Q1 2021. Outreach to be scheduled for Spring 2021.	<a href="https://planning.lacounty.gov/oilwell">https://planning.lacounty.gov/oilwell</a>
Green Zones Ordinance	All	Summer 2021	Public release of DEIR and Revised Public Draft Ordinance in December 2020. Working on program/ordinance implementation guide.	<a href="https://planning.lacounty.gov/greenzones">https://planning.lacounty.gov/greenzones</a>
Wireless Ordinance	All	Summer 2021	Working with PW on streamlined permitting process; revising draft ordinance.	
Antelope Valley Community Standards District Project - Batch Three	5	Summer 2021	Concept Drafts have been prepared, working with communities. Working with consultant on boundary disputes.	<a href="https://planning.lacounty.gov/site/avcsd">https://planning.lacounty.gov/site/avcsd</a>
Historic Preservation Program Update	All	Fall 2021	Internal draft.	<a href="http://planning.lacounty.gov/preservation">http://planning.lacounty.gov/preservation</a>
Florence-Firestone TOD Specific Plan	2	Winter 2022	Developing draft plan; community engagement	<a href="https://planning.lacounty.gov/fftod">https://planning.lacounty.gov/fftod</a>

On Hold

Project	SD	Expected Completion	Status Notes/Description	Website
Mural Ordinance	All	TBD	Project on hold until the Board can address funding issues.	<a href="https://planning.lacounty.gov/art">https://planning.lacounty.gov/art</a>
Animal Facility Ordinance	All	TBD	RPC hearing held 9/30/2015; no authorization to move to BOS.	<a href="https://planning.lacounty.gov/view/animal_facility_ordinance">https://planning.lacounty.gov/view/animal_facility_ordinance</a>

Other Major Advance Planning Projects in Progress – Not Ordinances

Project	SD	Expected Completion	Status Notes/Description	Website
General Plan Housing Element Update	All	Fall 2021	Developing draft plan and adequate sites inventory; regular updates to RPC and Planning Deputies	<a href="https://planning.lacounty.gov/housing">https://planning.lacounty.gov/housing</a>
Climate Action Plan Update	All	Winter 2022	Procurement for CEQA consultant; updates to Draft CAP	<a href="https://planning.lacounty.gov/ccap">https://planning.lacounty.gov/ccap</a>
General Plan Safety Element Update	All	Winter 2022	Working with CSO consultant on Climate Vulnerability Assessment	<a href="https://planning.lacounty.gov/site/climate/safety-element-update">https://planning.lacounty.gov/site/climate/safety-element-update</a>
East San Gabriel Valley Area Plan	1, 4, 5	Fall 2022	Developing draft elements, procuring consultant technical support	<a href="https://planning.lacounty.gov/site/esgvap/">https://planning.lacounty.gov/site/esgvap/</a>
Metro Area Plan	1/2	Spring 2022	Consultant procurement	

<b>DRAFT Housing Element Program Matrix, 2021 - 2029</b>		
<b>Topic</b>	<b>Program</b>	<b>Responsible Agency</b>
Housing Availability	East San Gabriel Valley Area Plan	DRP
	Florence-Firestone Transit Oriented District Specific Plan	DRP
	Metro Area Plan	DRP
	Parking Program	DRP
	Housing Types Definitions Program	DRP
	Missing Middle Program	DRP
	Title 21 Update Program	DRP
	Housing Streamlining Program	DRP
	Reasonable Accommodations Update	DRP
	Marina del Rey Affordable Housing Policy	LACDA, BH, DRP
	Short-term Rental Registration	TTC
Housing Affordability	Alternative Housing Types and Building Methods Program	DRP
	Housing for Deeply Low Income Households Program	DRP
	Interim and Supportive Housing Program	DRP
	Affordable Housing Program Budget	CEO
	Countywide Affordable Rental Housing Development	LACDA
	Homebuyer Assistance	LACDA
	Section 8 Rental Assistance	LACDA
	Family Self-Sufficiency Program	LACDA
	Accessory Dwelling Unit Pilot Program	LACDA
	Continuum of Care Program	LAHSA, LACDA
	Winter Shelter Program	LAHSA
	Other Homeless Initiative Programs	LAHSA, CEO, DHS, DMH, DPH, WDACS
Housing Stability/Anti-Displacement	Mills Act Outreach	DRP
	Post-Disaster Recovery Housing	DRP
	Pilot Community Land Trust Program	CEO, LACDA
	Preservation Database	LACDA
	Displacement Risk Map	LACDA
	Emergency Preservation and Tenant Assistance Fund	LACDA, CEO
	Stay Housed L.A. County	DCBA
Rent Stabilization and Mobilehome Rent Stabilization Ordinances	DCBA	
Housing Quality/Healthy Housing	Climate Action Plan	DRP
	Fire Hazard Mitigation Program	DRP
	Comprehensive Multifamily and Mixed-Use Development Standards Update	DRP



	Affordable Housing and Sustainable Communities	CEO
	Childhood Lead Poisoning Prevention Program	DPH
	Aliso Canyon Settlement (Exide Area)	DPH
	Lead-based Paint Settlement Housing Remediation	DPH
	Ownership Housing Rehabilitation Assistance	LACDA
	Public Housing Modernization Program	LACDA
Equal Housing Opportunity	Fair Housing Program	LACDA
	Best Practices for Accessible Housing	LACDA
Implementation and Monitoring	Inclusionary Housing Feasibility and Implementation	DRP

BH: Beaches and Harbors  
 CEO: Chief Executive Office  
 DCBA: Department of Consumer and Business Affairs  
 DHS: Department of Health Services  
 DMH: Department of Mental Health  
 DPH: Department of Public Health  
 DPR: Department of Parks and Recreation  
 DPW: Department of Public Works  
 DRP: Department of Regional Planning  
 LACDA: Los Angeles County Development Authority  
 LAHSA: Los Angeles Homeless Services Authority  
 TTC: Treasurer and Tax Collector  
 WDACS: Workforce Development, Aging and Community Services