

# MARINA DEL REY AFFORDABLE HOUSING POLICY UPDATES



LOS ANGELES COUNTY  
**DEPARTMENT OF BEACHES & HARBORS**



# MDR Affordable Housing Policy History

- In 1982, the Mello Act was adopted.
- In 2002, the County of Los Angeles (County) adopted a policy to implement the Mello Act in Marina del Rey.
- On November 18, 2008, the County adopted a further refined Affordable Housing Policy for Marina del Rey.
- On November 1, 2016, the Board of Supervisors (BOS) instructed Department of Beaches and Harbors (DBH) to consult with Marina del Rey lessees and affordable housing stakeholders to examine the effectiveness of the Policy.
- On September 28, 2017, DBH submitted a report to the BOS, which analyzed the efficacy of the current policy in creating and maintaining affordable units in the Marina.
- On March 10, 2020, the BOS instructed the Department of Beaches and Harbors, the Department of Regional Planning, the Los Angeles County Development Authority, and County Counsel to present recommendations and modifications to the current Marina del Rey Affordable Housing Policy.





An aerial photograph of a coastal urban area. A large section of the harbor and surrounding land is outlined with a thick orange line. This outlined area contains several large, multi-story apartment complexes. To the left of the outlined area is a sandy beach and the ocean. To the right is a large, mostly empty lot. The background shows a dense residential neighborhood.

*18 Apartment Complexes  
7,114 Residential Units  
456 Affordable Units*





# Policy Updates

## Redefine “**Substantial Rehabilitation**”

Increase the percentage of affordable units from the current **15% goal to 20%**, applicable to both new construction and Substantial Rehabilitation

Provide a recommendation on the percentage of units at different **affordability levels**.

Require all properties in the Marina with affordable units under covenant to move towards implementation of a **Centralized Wait List** registration and referral system.

Recommend 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.



## Next Steps

- Complete County Counsel Review of Updates
- Share the latest draft with the County Working Group
- Share the latest draft with Affordable Housing Advocate Groups and the Marina del Rey Lessees Association
- Schedule the item for a Board of Supervisors Meeting



**PORSCHÉ NAULS**

**[PWHITE@BH.LACOUNTY.GOV](mailto:PWHITE@BH.LACOUNTY.GOV)**

**(424) 526-7755**

**DEPARTMENTAL FACILITIES PLANNER II, PLANNING DIVISION**

**DEPARTMENT OF BEACHES AND HARBORS**

**COUNTY OF LOS ANGELES**

**13837 FIJI WAY**

**MARINA DEL REY, CA 90292**





# Equity in Infrastructure Update

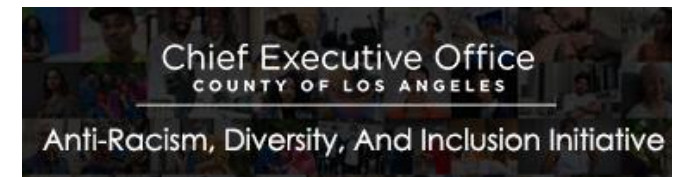
Community Services Cluster  
October 12, 2022

# BACKGROUND

## August 10, 2021 Board Motion: “Addressing Infrastructure Inequity”



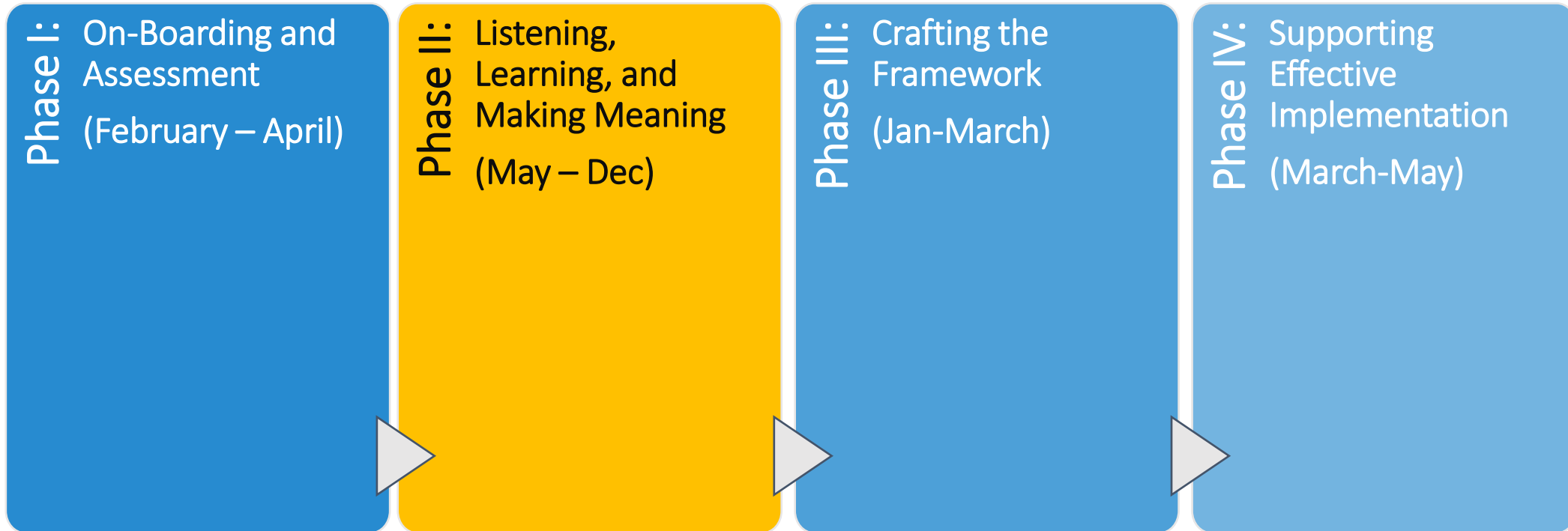
- Assess existing infrastructure framework
- Conduct meaningful community engagement
- Define key terms/metrics relative to Equity
- Develop proposed infrastructure framework



**County Department  
Partners**



# PROCESS



# PHASE II WORKSTREAMS

## Baseline Equity Assessment

**Objective:** Identify the strengths and areas for improvement related to equity, diversity, and inclusion across PW policies, procedures, practices, services, and operations.

## Federal/State Policy/Funding Review & Analysis

**Objective:** Provide understanding of Federal and State infrastructure guidance and new funding opportunities.

## Best Practices Review

**Objective:** Identify best practices for equity in infrastructure, and make recommendations for PW implementation.

## Equity Alignment Analysis

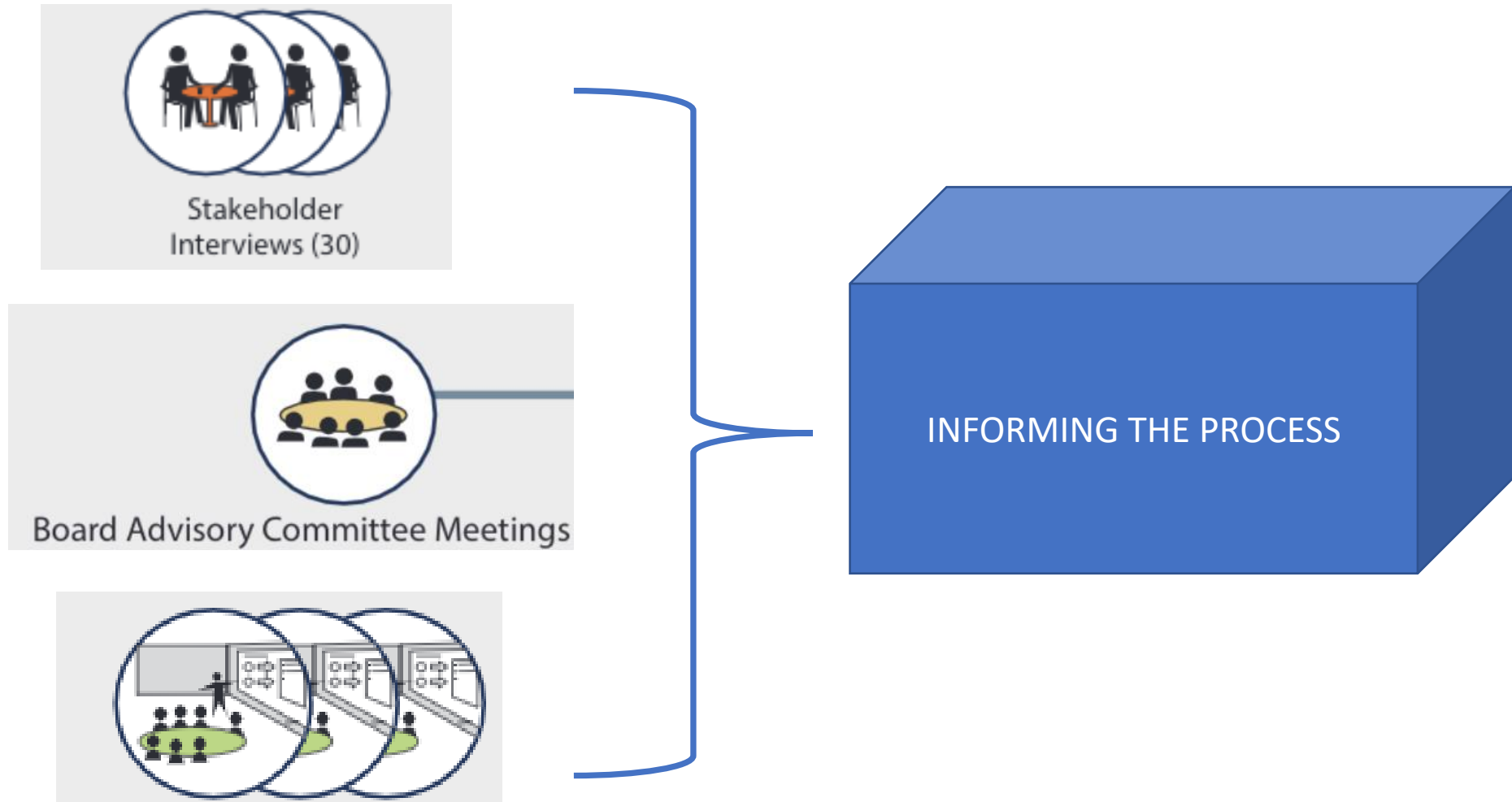
**Objective:** Working with ARDI, inventory countywide equity efforts and identify key points of alignment with new PW Equity Framework.

## Stakeholder/Community Engagement

**Objective:** Engage external stakeholders and community in understanding PW's work and guiding how the work can be delivered in a more equitable way.



# STAKEHOLDER ENGAGEMENT





# Equity in Infrastructure Initiative

Interim Report for the Los Angeles  
County Board of Supervisors

August 31, 2022



*Public Works*  
LOS ANGELES COUNTY



# KEY TAKEAWAYS: INVESTMENT ANALYSIS



- There are a total of **1,109** one-time physical infrastructure construction projects that occurring between January 1, 2017 - June 15, 2022.
- Of these projects, **51% (565) are located in disadvantaged communities** as defined by the draft Climate and Economic Justice Screening Tool (CEJST).
- While 51% of projects are distributed to disadvantaged communities, projects located in these communities only account for **32% (\$1,015,748,159) of the total investment** (\$3,131,308,918) in completed, current and planned PW projects.

# KEY TAKEAWAYS: POLICY REVIEW



- Policies and practices exist to advance equity, not all are formalized
- Equity efforts across divisions are not strategically coordinated
- Strengths in certain divisions can serve as models for divisions with same opportunities for strengthening



## **Next Steps**

- **Best Practices Review**
- **Equity Alignment**
- **Community Engagement**
- **Crafting the New Framework**
- **Implementation**



# MOVING FORWARD



**Report back to Board with Progress**

**August 2022**



**Report back to Board with proposed  
Equity-informed Infrastructure Framework**

**February 2023**



**Implement Equity-Informed  
Infrastructure Framework**

**May 2023**

Questions?