

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.





*18 Apartment Complexes
7,116 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

- Presentation at the Marina del Rey Small Craft Harbor Commission meeting on July 20th
- Board of Supervisors meeting on August 8th

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DEPARTMENTAL FACILITIES PLANNER II, PLANNING DIVISION

DEPARTMENT OF BEACHES AND HARBORS

COUNTY OF LOS ANGELES

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FY23-24 Stormwater Investment Plans (SIPs)

- The Safe Clean Water (SCW) Program aims to improve water quality, increase water supply, and enhance communities
- Each Stormwater Investment Plan (SIP) is a 5yr expenditure plan for Regional Program to achieve these (& other) goals
- This is the 4th annual SCW Program SIP
- Recommendations were developed by the Watershed Area Steering Committees (WASCs) at public meetings and cover three categories – the Infrastructure Program, Technical Resources Program, and Scientific Studies Program.
- The recommended Board action is to approve the FY23-24 SIPs for each of the nine Watershed Areas (a total FY23-24 budget of \$130M), as recommended by the Regional Oversight Committee (ROC)
- Projected allocations represent over \$1.4B into multi-benefit green stormwater infrastructure and studies
- Recommended actions will reduce risks to public health, promote sustainability, and help address climate change



FY23-24 Stormwater Investment Plans (Regional Program Infrastructure Years 1 - 4)

126

Approved and
recommended
Infrastructure Program
Projects representing
over

\$1.4 billion

in investments through
FY27-28
(\$821M of SCW Regional
Program dollars)

Capture stormwater from
over

265,649 acres

Provide an increase in total
24-hr storage capacity of

4,428 AF

Provide an increase in
annual average stormwater
capture of

59,673 AF

Leverage other funding in
the approximate amount
of

\$624M

Invest in projects
benefiting disadvantaged
communities totaling

\$360M*

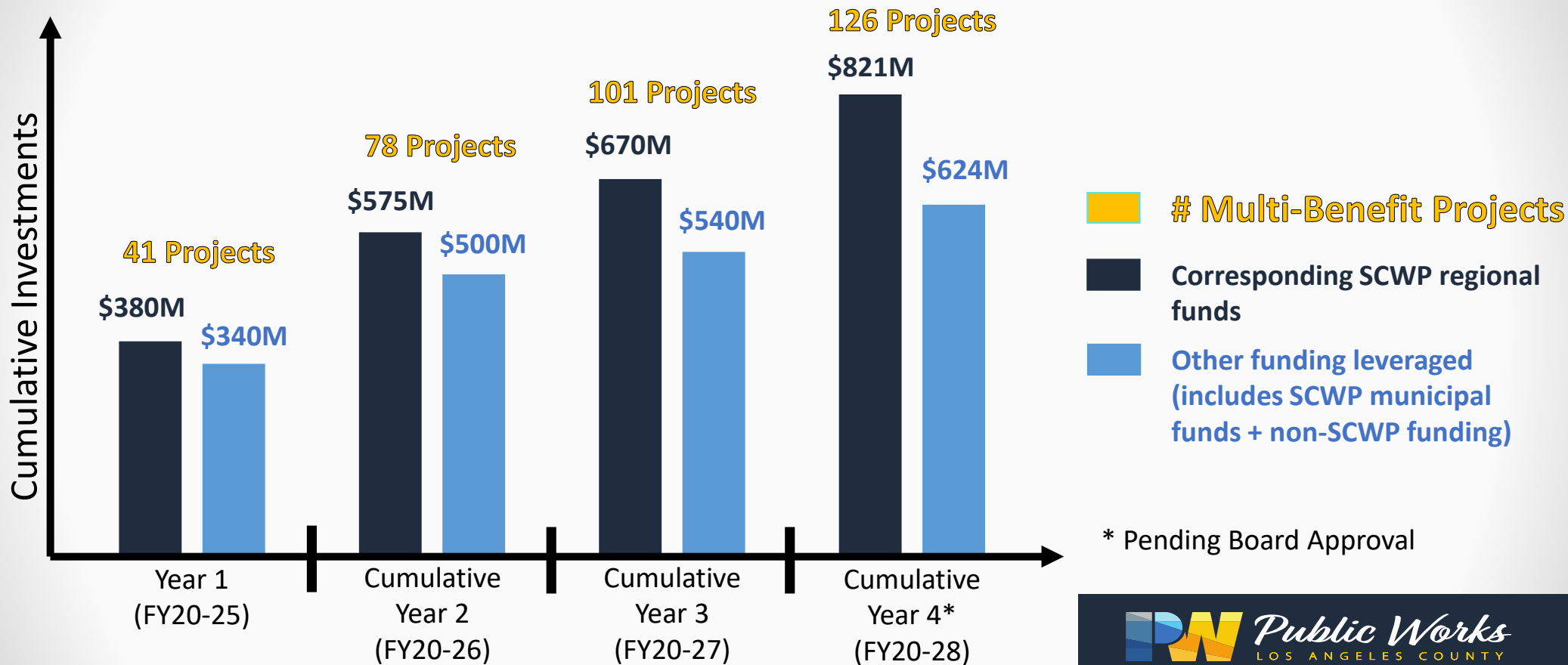
Are being implemented
across

50 Municipalities

*Anticipated total investment for Year 1-4 projects during upcoming 5-year SIP cycle only (FY23-28)



Regional SIP Infrastructure Investments (Years 1 - 4)



BOARD POLICY 4.047

COMMUNITY FACILITIES DISTRICTS

PROPOSED POLICY CHANGE AND

SUNSET REVIEW TO SEPT 3, 2027

Regional Planning

Dennis Slavin, Chief Deputy Director

July 19, 2023

BACKGROUND

Presented proposed policy change at Audit Committee June 20

CFDs can finance **facilities** such as:

- Streets, utilities (sewer, water, drainage)
- Parks, libraries, senior centers, fire/sheriff stations, health care facilities, school sites, government facilities

CFDs finance **services** such as:

- Police, fire, paramedic & maintenance
- Operation of parks, recreation facilities and programs
- Biological mitigation
- Street lighting and road maintenance

The County determines if a proposed facility or service may be financed.

IMPACT FEES

As part of the development review and approval process, impact fees may be charged by the County toward construction of the same types of facilities.

The Nuance:

Developers sometimes build these facilities but then want to seek reimbursement through CFD financing.

This is, in essence, “double-dipping” because the impact fee is assessed but then the developer wants credit through CFD financing.

THE ASK

Director of Planning is requesting the following policy amendment:

If the applicant elects to design and construct a public facility, including but not limited to libraries...in lieu of payment of requisite development impact fees, the applicant may seek reimbursement from the CFD only for net costs exceeding the amount of development impact fee that would have otherwise been paid. In no instance shall the applicant request reimbursement from the CFD for payment of impact fees in any amount, or for design and construction of a public facility whose cost is less than or equal to the amount of the impact fees.

EFFECT OF POLICY CHANGE

This language change allows reimbursement through the CFD only for the differential between the impact fee assessed and the ***actual*** cost of the facility provided. The developer will only receive credit for the difference.

The policy change will assist with maintaining full transparency during discussions with developers prior to CFD formation and ensure clarity in how the CFD Policy is interpreted.

New Sunset Date:

September 3, 2027

BOARD ADOPTION

August 8 – Board date

Upcoming CFD formation

THANK YOU

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