

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a strategic plan to streamline 100 percent deed-restricted affordable housing projects in the City, and recommended departmental resources to improve affordable housing development processes and procedures.

Recommendations for Council action:

1. INSTRUCT the Department of City Planning (DCP) to :
  - a. Create an administrative ministerial planning review process for majority deed- restricted affordable housing projects through an Affordable Housing Overlay (as described in Council file No. 19-0416), which would remove Site Plan Review thresholds for projects which meet objective standards, resulting in significantly reduced processing timelines.
  - b. Pursue potential outside funding sources such as Regional Early Action Program 2.0 to fund opportunities across City agencies to accelerate housing production. Council approval will be necessary for grant acceptance.
  - c. Continue to report to the Council on the backlog and processing times for each process related to development, as well as any resource needs or ordinance changes needed to implement the changes.
2. INSTRUCT the Los Angeles Department of Building and Safety (LADBS) to:
  - a. Further facilitate the streamlining of 100 percent affordable housing by reducing assignment time by an additional 35 percent.
  - b. Prioritize appeals to the Board of Building and Safety Commissioners on 100 percent affordable housing projects.
3. INSTRUCT the Los Angeles Fire Department (LAFD) to improve software for project intake, processing, reporting, and tracking.
4. INSTRUCT the Bureau of Engineering (BOE) to:
  - a. Continue to modify and/or replace existing online permit applications.
  - b. Enhance reporting capabilities, as a part of the BuildLA project, and continue to revise forms and reports to better provide information on BOE requirements earlier in the development process as part of the broader effort to improve processes and procedures.
5. INSTRUCT the City Administrative Officer (CAO) to prepare a report with recommendations and fiscal impact relative to the following 22 position authorities, as recommended in the August 11, 2022 DCP report, attached to the Council file:
  - a. Office of the CAO: Add funding for three position authorities to act as a liaison and project manager between all the City departments that provide development services for affordable housing development projects, as follows:
    - i. (1) Senior Project Coordinator
    - ii. (1) Principal Project Coordinator
    - iii. (1) Sr. Management Analyst II

b. DCP: Add funding and three position authorities in Fiscal Year 2022-23 to expedite department hiring, as follows:

i. (1) Sr. Management Analyst

ii. (1) Management Analyst

iii. (1) Senior Administrative Clerk.

c. Los Angeles Housing Department (LAHD): Authorize and increase staffing resources by a total of ten positions. Eight positions would be funded by Land Use fees and two positions would be funded by the General Fund to reduce determination backlogs and expedite affordable developments, as follows:

i. The addition of one new Senior Management Analyst position, five Management Analyst positions, and two new Management Assistant positions for the Land Use Unit, funded by Land Use fees, to reduce processing times for replacement unit determinations and covenant recording.

ii. The addition of one new Finance Development Officer and one new Management Analyst position for the Affordable Housing Managed Pipeline, funded by the General Fund, to facilitate an expedited underwriting and pre-development process.

d. LAFD: Authorize and increase staffing resources by two positions to increase case management capacity and plan review of affordable housing projects in order to provide dedicated staff to assist developers of affordable housing projects, as follows:

i. Increase staffing resources by one Fire Protection Engineering Associate II.

ii. Increase staffing resources by one Management Analyst.

e. BOE: Authorize and increase staffing resources by four positions as part of the effort to streamline permits and approvals for 100 percent affordable housing, and the broader effort to improve processes and procedures. The BOE recommends the following:

i. The addition of two Civil Engineering Associate positions, and one Administrative Clerk position for permit plan checking to facilitate shorter review times.

ii. The addition of one Civil Engineering Associate position for case management services to assist in coordinating with developers.

6. INSTRUCT the DCP, LADBS, LAFD, BOE, and CAO to report on the implementation deadline per City department to effectuate the above recommendations.

Fiscal Impact Statement: None submitted by the DCP. Neither the CAO nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For, if Amended: Westside Neighborhood Council

Summary:

At a regular meeting held on August 16, 2022, the PLUM Committee considered the DCP reports dated April 27, 2022 and August 11, 2022 relative to a strategic plan to streamline 100 percent deed-restricted affordable housing projects in the City, and recommended departmental resources to improve affordable housing development processes and procedures. Representatives of the DCP, LAHD, LAFD, BOE, and

LADBS provided an overview of the matter. After providing an opportunity for public comment, the Committee recommended to approve the recommendations contained in the DCP reports as amended, as detailed above. This matter is now transmitted to the Personnel, Audits, and Animal Welfare Committee for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

A handwritten signature in black ink, appearing to be a stylized 'M' followed by a long horizontal flourish.

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**