

## TRANSMITTAL

To: **THE COUNCIL**

Date: **06/15/20**

From: **THE MAYOR**

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



**ERIC GARCETTI**  
Mayor

(Ana Guerrero) for



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

**Office of the General Manager**

1200 West 7th Street, 9th Floor, Los Angeles, CA 90017  
tel 213.808.8808 | fax 213.808.8616  
hcidla.lacity.org

June 12, 2020

Council File:  
Council District(s): Citywide  
Contact Person(s):  
Maya Abood: (213) 922-9622  
Claudia Monterrosa (213) 808-8650  
Rushmore Cervantes (213) 808-8405

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
Room 300, City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Attention: Heleen Ramirez, Legislative Coordinator

**COUNCIL TRANSMITTAL: REQUEST FOR APPROVAL OF VARIOUS ACTIONS  
RELATIVE TO THE CITY'S APPLICATION STRATEGY FOR THE 2020 LOCAL EARLY  
ACTION PLANNING GRANT**

**SUMMARY**

In accordance with Executive Directive No. 3, the General Manager of HCIDLA respectfully requests that your office review and approve this transmittal and forward it to the City Council for further consideration. Through this transmittal, HCIDLA seeks approval of various actions relative to the City's application strategy for the 2020 Local Early Action Planning Grant.

In February 2020, the Housing and Community Development Department (HCD) released the NOFA for a new, one-time grant program called the Local Early Action Planning Grant Program (LEAP). LEAP is funded by Governor Gavin Newsom's FY 2019-20 budget and provides assistance to cities and counties that seek to improve processes, plans, and programs aimed at accelerating housing production. Grant funds can also be used to support housing planning including updating the Housing Element to accommodate the 6th Cycle Regional Housing Needs Allocation (RHNA) allocation. The City of Los Angeles is eligible to apply for up to \$1.5 million in grant funds and must submit a completed application by the deadline of July 1, 2020. If the City's application is approved, all grant funds must be expended by December 2023. This report outlines HCIDLA's recommendations for the proposed grant application.

## **RECOMMENDATIONS**

- I. That the Mayor review this transmittal and forward to the City Council for further action;
- II. That the City Council, subject to the approval of the Mayor:
  - A. APPROVE the proposed grant activities, as recommended by the General Manager of HCIDLA, on behalf of the City of Los Angeles.
  - B. AUTHORIZE the General Manager of HCIDLA, or designee, to sign on behalf of the City of Los Angeles as an applicant as determined by the LEAP Program as per the attached City Resolution.
  - C. AUTHORIZE the General Manager of HCIDLA, or designee, to lead the coordination, partnership and engagement in the development of the required application requirements for the LEAP Grant.
  - D. AUTHORIZE the General Manager of HCIDLA, or designee, to lead the coordination, partnership and execution of the required Standard Agreement, annual progress reports (APRs) or any related documents in accordance with LEAP grant requirements.
  - E. AUTHORIZE the General Manager of HCIDLA, or designee, to accept the LEAP grant funds if awarded.
  - F. DIRECT the General Manager of HCIDLA, or designee, to report back on the acceptance of funds upon award. The report back shall include but not be limited to the following: recommended administration and distribution of funds, implementation of eligible activities, and program delivery timelines for the successful coordination, process and completion of LEAP grant funded projects.

## **BACKGROUND**

### ***LEAP Grant***

Accelerating housing production to meet the needs of all Californians is one of Governor Gavin Newsom's primary policy goals. In furtherance of that goal, the Governor allocated \$250 million in the FY 2019-20 Budget Act to support local jurisdictions in planning for and expediting housing development. The 2019-20 Budget Act provides a spectrum of support, incentives, resources and accountability to meet California's housing goals. Some specific elements include:

- Planning Support (local and regional planning grants)
- Incentives (Pro-housing preference and infill incentive grants)
- Funding Resources
- Accountability (penalties for non-compliant housing plans)
- Reform (collaborative processes to reform regional housing needs)

The California Department of Housing and Community Development (HCD) allocated \$119 million of these funds to establish the Local Early Action Planning Grant Program (LEAP), which is part of the broader Program formerly known as the Local Government Planning Support Grants Program, established as part of the 2019-20 Budget Act. LEAP provides one-time grant funding to assist cities and counties in updating their planning documents and implementing process improvements that accelerate housing production. This is an extremely rare opportunity for HCIDLA to access state grant funding to support staffing, technological changes, and contract services to assist with housing planning and development.

Types of eligible activities for the grant include:

- Improving local planning processes to accelerate housing production
- Promoting development of publicly owned land
- Preparing and adopting Housing Elements that include an implementation component to facilitate compliance with the 6th cycle RHNA
- Establishing pre-approved architectural and site plans
- Re-zoning, up-zoning, and/or updating zoning ordinances
- Completing environmental clearance
- Establishing housing incentive zones
- Performing infrastructure planning
- Providing by-right zoning for Permanent Supportive Housing developments
- Establishing other pro-housing policies such as developing a local housing trust fund, reducing parking requirements, allowing by-right residential development, reducing permit time, developing an ADU ordinance, etc.

For a complete list of eligible activities refer to Appendix A. Maximum award amounts are based on population estimates as of January 2019. The City of Los Angeles is eligible for a maximum award of \$1,500,000, based on award amounts for jurisdictions with populations 750,000 or greater.

### ***Overview of HCIDLA Recommended Activities for Grant Funding***

HCIDLA is recommending applying to use LEAP grant funds to support three critical departmental programs for the three-year plan: (1) completion, implementation, and outreach for the 2021-2029 Housing Element Update; (2) System improvements for the production of affordable housing development; and (3) Accelerated development of publicly-owned land for affordable housing. To support the completion and implementation of the Housing Element, HCIDLA proposes allocating \$700,000 in LEAP funds for Housing Element staffing, outreach, and materials. To accelerate systems improvements for the production of affordable housing, HCIDLA proposes using \$550,000 in grant funds to develop a new software system for HCIDLA's Housing Development Bureau. Lastly, to accelerate the development of public land, HCIDLA proposes using \$250,000 to support feasibility analyses for the development of public land.

<b>TABLE 1</b> <b>Proposed LEAP Grant Program Budget</b>	
<b>Program Activity</b>	<b>Cost</b>
Housing Element Staffing, Outreach, and Resources	\$700,000
New Housing Development Software System	\$550,000
Public Land Development Program	\$250,000
<b><i>TOTAL</i></b>	<b><i>\$1,500,000</i></b>

The LEAP Grant NOFA specifies that up to 5% of the total grant funds can be used for administrative costs. If the HCIDLA is successful in its LEAP grant application, the Department will report back to Council with a detailed program budget including administrative costs.

### **Discussion & Proposed Funding Activities**

Los Angeles is in the midst of an affordable housing crisis, which has only been made more dire with the current economic uncertainty resulting from the COVID-19 pandemic. The lack of affordable housing in the City has led to high rates of overcrowding, increased gentrification and displacement, and skyrocketing rates of homelessness. Increasing the stock of affordable housing and expediting affordable housing development is vital to meet the ever-growing demand. However, increasing housing production must also be part of a broader citywide strategy to grow sustainably and equitably by preserving lower-income housing, increasing housing stock for residents with special needs, and addressing racial and economic disparities. The three HCIDLA LEAP grant proposals aim to both expedite affordable housing development and ensure that new development is part of a broader plan and vision for housing in the City that reduces displacement and affirmatively furthers fair housing.

#### **Program Activity #1: Staffing, Outreach and Materials for Housing Element Update and Implementation**

HCIDLA and City Planning are in the process of updating the Housing Element of the General Plan, commonly called The Plan to House LA. The Housing Element must provide a description of the City's housing conditions and needs and establish the goals, objectives, and policies to meet those needs over the next eight years (2021-2029). State law requires that the Housing Element be updated every eight years, and the City of Los Angeles must submit a new Housing Element to the State Department of Housing and Community Development by October 2021. Failing to complete an approved Housing Element can result in penalties from the state, including loss of state funding for transportation, housing, and infrastructure.

The new cycle of the Housing Element presents significant challenges because the City must demonstrate sufficient capacity to accommodate a Regional Housing Needs Allocation (RHNA) of over 450,000 units, including over 180,000 for low-income housing households. The new proposed allocation is over five times the RHNA allocation from the previous Housing Element Cycle (refer to Council File 19-0773 for more information on RHNA). Because of the importance of the Housing Element, HCD has specified that the LEAP grant can be used for updating planning documents (use #1 in Appendix A of eligible uses) and specifically for preparing and adopting Housing Elements that include an implementation component to

facilitate compliance with RHNA (Eligible Activity #13). HCD recognizes the unprecedented work required to plan for RHNA and submit a complaint housing element and has therefore explicitly allowed staffing as an eligible expense for the grant.

Since January of this year, HCIDLA and City Planning have convened several in-person and online outreach events and developed a task force of community and housing industry leaders to guide the Housing Element update process. Due to the acute need for housing in Los Angeles, this Housing Element has received unprecedented public attention and community members have expressed a strong desire to develop new policies and programs that increase housing production, create more mixed-income communities, advance racial equity and justice, and reduce greenhouse gas emissions through sustainable land use.

Currently HCIDLA has no dedicated staff to work on the Housing Element update. Although HCIDLA works closely with City Planning to conduct outreach and prepare the report, City Planning is also understaffed and relies on HCIDLA to lead the work around affordable housing production and financing as well as policies and programs related to landlord and tenant issues, multifamily code enforcement, and fair housing enforcement. HCIDLA staff must also make sure that the Housing Element aligns with other required housing plans, including the federally required Consolidated Plan as well as the Assessment of Fair Housing.

In order to complete the Housing Element Update and ensure ongoing compliance and enforcement, HCIDLA is seeking approximately \$628,000 for a three-year appointment of an existing vacant Housing Planning and Economic Analyst (HPEA) position. During the first two years, the HPEA will lead HCIDLA's work on the analysis, writing, and adoption of the 21-29 Housing Element. During the subsequent year, the HPEA will provide oversight and implementation of strategies in alignment with the housing element adoption including:

- **The Completion of the Assessment of Fair Housing and the 5-year Consolidated Plan** - The Assessment of Fair Housing and the 5-year Consolidated Plan are federal requirements that establish the framework and funding priorities for approximately \$500 million dollars in housing and community development funding. The Consolidated Plan is the City's strategic plan for leveraging HUD's annual entitlement allocations of four key federal grant programs: 1) Community Development Block Grant (CDBG), 2) Emergency Solutions Grant (ESG), 3) HOME Investment Partnerships Program (HOME), and 4) Housing Opportunities for Persons with AIDS (HOPWA). Integrating this update process with the previously conducted Housing Element outreach will ensure that the goals and objectives outlined in the Housing Element are funded for the subsequent five-year federal funding cycle. The HCIDLA staff person will provide assistance with community outreach, data analysis, and the preparation of the draft and final documents. Furthermore, the staff person will coordinate the implementation of newly Housing Department developed Housing Element programs to speed up production of housing, preservation of affordable housing and fair housing.
- **Development of an Anti-Displacement Program:** The Housing Element will establish bold new goals for housing production. In order to ensure that existing residents benefit from the increased neighborhood investment, the new HCIDLA staff person will lead the development of an anti-displacement program. As part of the program, the staff person will analyze demographic and real estate market trends and develop new policies such as community preference policies, right of

return, and tenants' right to purchase. The anti-displacement program will also provide targeted assistance and increased education and outreach in neighborhoods that are experiencing significant displacement pressures.

- **Ongoing Reporting, Tracking, and Monitoring:** The HCIDLA staff person will also be in charge of preparing regular progress reports to HCD, local policy makers, and the general public. The HCIDLA staff person will work with the systems department and the Housing Development Bureau to develop an interactive and informative dashboard that reports on HCIDLA's Housing Element programs and goals. This dashboard will be accessible and easily understandable by the general public and include metrics related to housing production, preservation, tenant protections, homeownership assistance, etc.

In addition to staffing HCIDLA, is requesting \$60,000 for an outreach campaign targeted at underrepresented groups and neighborhoods. In Los Angeles, like many cities, renters, unhoused residents, youth, and residents in lower-income areas have far lower rates of participation in long-term planning processes like the Housing Element. The lack of diverse voices in the planning process has historically resulted in political pressure to maintain single-family zoning in high resource areas and a disproportionate share of multifamily and affordable housing development located in High Segregation/High Poverty areas. In order to truly affirmatively further fair housing and develop the coalition of support needed to change housing policy in the City, HCIDLA requests to use LEAP funds to conduct a comprehensive outreach effort that includes a multilingual digital and print campaign, and small outreach grants to community-based organizations that work directly with underrepresented neighborhoods and populations. HCIDLA is also requesting \$3,000 for meeting accommodations such as childcare, transit passes, and food to address barriers to participation once we are able to resume in-person meetings. Funding for meeting accommodations, particularly including a budget for modest meals, is critical in reaching the diverse and representative audience needed to affirmatively further fair housing.

Lastly, HCIDLA requests \$8,825 for data and analytical resources such as subscriptions for Policymap and CoStar. HCIDLA currently does not have the resources to purchase sophisticated data and analytic software, which limits the department's ability to conduct nuanced analysis of housing needs and market trends. The ability to access resources like Policymap and Costar will allow the department to develop more accurate and targeted policies that result in increased housing production and maximize value capture.

<b>TABLE 2</b> <b>Housing Element Update &amp; Implementation Budget Proposal</b>				
<b>Category</b>	<b>Description</b>	<b>Unit Cost</b>	<b>Units</b>	<b>Total Cost</b>
Funding for Housing Element Staff	Salary and related costs for one HPEA for three years	\$628,175	1	\$628,175
Public outreach campaign targeted to underrepresented groups	Multilingual online and print engagement campaign including outreach grants to CBOs	\$60,000		\$60,000
Meeting accommodations childcare, transportation, food and beverages	Accommodations for five meetings targeted at underrepresented groups	\$500	6	\$3,000
Data and Analytics	Subscriptions to Policymap, Costar and other needed services	\$8,825		\$8,825
<b>Total Budget for Housing Element Staff, Outreach, and Materials</b>				<b>\$700,000</b>

**Program Activity #2: Overhaul of Housing Development Software Program**

HCIDLA is also requesting LEAP funds to support the overhaul of HIMS (Housing Information Management System), the Department's current multi-family housing development and management software platform. The software overhaul will allow HCIDLA to develop one system capable of tracking housing development projects from pre-development to construction to lease-up and ongoing operation. By removing silos between different units of the department, this system will create greater accountability and managerial oversight, improve the processing time for each housing development project, and allow for easier reporting of key housing metrics to policymakers and the general public. As such, this proposal directly meets eligible activity #6 Revamping local planning processes to speed up housing production (see Appendix A).

Specifically, this improved information system will assist with:

- **Loan Origination Programs:** With an automated application system and new analyzing tools, the new system will simplify the application and underwriting process, and allow for project information to be easily accessible, including monitoring and tracking spending of all funding sources. Project information will include tenant population and unit composition, as well as land use data such as the density bonus. Because many projects receive more than one source of funds from HCIDLA, and the system will monitor all project sources and uses in one

location. Milestones and tasks will be tracked from the NOFA application submission through the compliance lifecycle including construction inception and completion, project compliance, and on-going asset management monitoring. The new system shall also provide overall management of a state or federal source such as HOME or PLHA (SB 2) funds, allowing staff to see allocation, execution, and administration of federal and state funding sources for the acquisition, development, construction, and rehabilitation of affordable housing. The system shall also provide a complete financing management system which includes, but is not limited to, allocation, compliance, tracking of expenditures and reporting solution for various finance programs including LIHTC, HOME, Housing Trust Fund, Tax-Exempt Bonds, PLHA, City Linkage Fee, Multi-family Housing Program, Affordable Housing Sustainable Communities and Bond funding programs. Construction tools in the new system will enable monitoring of prevailing wage, relocation and construction requirements. The new system shall have the capacity to be customized and configured by HCIDLA Systems staff to create new features for new programs - such as recycling bonds, and the accessory dwelling unit program.

- **Portfolio Management & Monitoring of At-Risk Housing:** Features will provide multi-dimensional data across systems for interactive report viewing, monitoring, and management for HCIDLA's 41,000 units in the housing development portfolio. The system will provide stakeholders with accurate, timely, and relevant data and the ability to view a variety of performance indicators such as status of funds, projects, loans, demographics to ensure the City hits its RHNA targets. This will improve ability to accurately report on the status of the existing housing stock and monitor risk factors. It will also support portfolio management with covenant compliance, borrower profile and project risk rating. All 42,000 units in the portfolio will be mapped geographically and monitored for risk factors to their affordability.
- **Third Party Tools:** Electronic Notice of Funding Availability (NOFA) and applications system will be available to improve stakeholders' experience and constituent services. Ideally these tools will interface with other systems.
- **Outside Data:** Ability to configure and customize to interface with other data systems, such as HCIDLA's Code Enforcement bureau, to support the land development unit in their exploration of co-location and up-zoning projects. The System will interface with Geographic Information Systems (GIS) to plot new development performance against RHNA goals.

HCIDLA has been working to develop a new software and tracking system for two years and has already issued a Request for Information (RFI) and received seven responses from potential software vendors. This project has secured \$300,000 total in additional funding from the Affordable Housing Linkage Fee Program (\$120,000) and the Mayor's Innovation and Performance Commission Fund (\$180,000). However, there are still significant funding gaps for the project that must be addressed before HCIDLA is able to release an RFP and start project development.

The requested \$550,000 in LEAP funds is sufficient to cover the funding gap and would allow the City to leverage existing funds and start project development by early 2021. LEAP funds will be used for two contractors. The first contractor will be a technology expert to assist manage and implement the new software system under the supervision of the HCIDLA Systems section. This contractor will conduct business analyses to study the users' needs and processes that are lacking in HIMS, and produce business requirements from each area in HDB and all bureaus. They will produce a requirements document, scope of work and timeline to lay out a guide to updating HIMS. This contract will cost an estimated \$200,000. The second contractor will be selected through an RFP process and will represent the software company whose scope of work will include migrating existing data to the new system, customizing and configuring

the software to meet HCIDLA needs. Funding for this contractor will also cover the software vendor's user licensing fees. This contract will be estimated at \$322,500.

**Program Activity #3: Streamline and Expand Affordable Housing on Public Land**

Lastly, HCIDLA is proposing to use LEAP funding to support the development of affordable housing on public land. Using public land for affordable housing development reduces development risk and allows for more up-front planning. This LEAP proposal will enable the City of Los Angeles to rapidly expand its public land development program through streamlining entitlements and expanding opportunity sites. Based on guidance by HCD, this proposal meets the following eligible uses- #5: Planning documents to promote development of publicly-owned land, such as partnering with other local entities to identify and prepare excess or surplus property for residential development; #6 Revamping local planning processes to speed up housing production; and #12 Establishing pre-approved architectural and site plans (see Appendix A).

This request builds upon years of effort by HCIDLA to use public land for affordable housing. In 2017, HCIDLA launched a Public Land Development program for Affordable Housing and has to date initiated housing development on 56 publicly owned sites to create 1,892 units of affordable housing, including 958 units of supportive housing for homeless households. Eight sites have full financing and are in development, 12 sites have signed development agreements and are in the process of seeking entitlements and financing, and 36 sites are still in negotiation. To increase the supply of public land for affordable housing, HCIDLA entered into a Memorandum of Understanding (MOU) with the Los Angeles Department of Transportation (LADOT) to develop affordable housing on publicly owned parking lots within the City of Los Angeles.

Despite substantial progress made by the City of Los Angeles in the development of affordable housing on publicly owned land, the delivery of public land for development is still too slow and lacks scalability under the current process. This LEAP proposal will enable the City of Los Angeles to speed up and expand its public land development program by focusing on two key issues: 1) Streamlining Entitlements; and 2) Expanding Public Land Development Opportunity Sites.

- **Streamline Entitlements Planning on Public Land (DCP, CAO, HCIDLA)**

Using LEAP funds, HCIDLA and DCP propose to streamline land use development and entitlement processing on publicly owned land. This may include but is not limited to:

- Evaluating existing zoning on publicly owned sites
- Identifying existing incentives to inform and expedite future development decisions
- Re-zoning sites to maximize by-right development
- Grouping Sites into "Scatter Site Development Opportunities" plan
- Conducting Program Environmental Review and Clearance on multiple sites within an Asset Class (i.e. Parking lots)

LEAP funds will strengthen the City of Los Angeles interagency working group for public land, which currently includes City Planning, the CAO, LADBS (Los Angeles Department of Building and Safety), LADOT, and HCIDLA, and assist in evaluating opportunities for co-locating affordable housing development with other public facilities such as parking garages and libraries.

- **Expand Public Land Development Opportunity Sites**

Building on the existing interagency collaboration, HCIDLA proposes to use LEAP funds to negotiate and execute agreements with other public agencies to expand the opportunity sites for Affordable Housing. Through the development of a "Public Agency Partnership for Land Development" for housing development, HCIDLA can work with partner agencies to develop joint use agreements for affordable housing development. The LEAP funds will enable HCIDLA to identify internal and external partnership opportunities for collaboration on Public Land Development. Such entities could include, but are not limited to internal governmental entities such as LADOT, Libraries, Rec & Parks, Public Works, General Services, Cultural Affairs, Port of Los Angeles, LA Airport, DWP, HACLA and external entities such as the State of CA GSD, CalTrans, Metro, US Postal Service, LAUSD, Army Corps of Engineers, VA, LA County Surplus Sites, and Superior Court, as well as execute interagency agreements for housing development for public land development.

For the streamlining component, HCIDLA is proposing to use \$150,000 in LEAP grant funds which will be used to support contracted services for site design analysis and master planning. For the Expanding Opportunity Sites component of the program, HCIDLA is seeking \$100,000 to support contracted services for site assessment and negotiation of partnership agreements. The combined \$250,000 LEAP request will be leveraged by a 20% HCIDLA match of \$50,000, resulting in a total program budget of \$300,000.

## **FISCAL IMPACT**

There is no fiscal impact to the General Fund. All costs will be covered by the grant funds. The grant is currently structured as a reimbursement grant; however, HCIDLA is currently working with HCD to determine if part of the grant can be paid up front.

Prepared By:



MAYA ABOOD  
Housing Planning and Economic Analyst

Reviewed By:



CLAUDIA MONTERROSA  
Director Public Policy & Research Unit

Reviewed By:



SARA A. WALL  
Community Housing Programs Manager

Reviewed By:



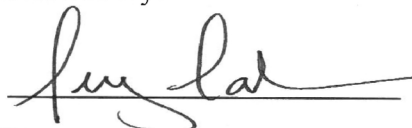
SEAN L. SPEAR  
Assistant General Manager

Reviewed By:



LYNDON O. SALVADOR  
Director of Accounting

Reviewed By:



LUZ SANTIAGO  
Assistant General Manager

Approved By:



RUSHMORE D. CERVANTES  
General Manager

#### ATTACHMENTS:

Appendix A: Eligible Grant Activities  
Appendix B: Resolution

## Appendix A

### LEAP Grant Eligible Activities

Eligible activities must demonstrate an increase in housing related planning activities and facilitate accelerated housing production. Eligible activities may be part of a larger planning effort (e.g., a comprehensive zoning code update) if proposed activities have not been completed prior to the NOFA date, are distinct, and demonstrate a nexus to accelerating housing production.

1. Rezoning and encouraging development by updating planning documents and zoning ordinances, such as General Plans, community plans, specific plans, implementation of sustainable communities' strategies, and local coastal programs;
2. Completing environmental clearance to eliminate the need for projects-specific review;
3. Establishing housing incentive zones or other area-based housing incentives beyond State Density Bonus Law such as a workforce housing opportunity zone pursuant to Article 10.10 (commencing with Section 65620) of Chapter 3 of Division 1 of Title 7 of the Government Code, or a housing sustainability district pursuant to Chapter 11 (commencing with Section 66200) of Division 1 of Title 7 of the Government Code;
4. Performing infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents;
5. Planning documents to promote development of publicly-owned land, such as partnering with other local entities to identify and prepare excess or surplus property for residential development;
6. Revamping local planning processes to speed up housing production;
7. Developing or improving an accessory dwelling unit ordinance in compliance with Section 65852.2 of the Government Code;
8. Planning documents for a smaller geography (less than jurisdiction-wide) with a significant impact on housing production, including an overlay district, project level specific plan, or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas;
9. Rezoning to meet requirements pursuant to Gov. Code Section 65583(c)(1), and other rezoning efforts to comply with Housing Element requirements, including Gov. Code Section 65583.2(c) (AB 1397, Statutes of 2018);
10. Upzoning or other implementation measures to intensify land use patterns in strategic locations, such as close proximity to transit, jobs or other amenities;
11. Rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps);
12. Establishing pre-approved architectural and site plans;
13. Preparing and adopting Housing Elements of the General Plan that include an implementation component to facilitate compliance with the sixth cycle RHNA;
14. Adopting planning documents to coordinate with suballocations under Regional Early Action Planning Grants (REAP) pursuant to Health and Safety Code Section 50515.02(f) that accommodate the development of housing and infrastructure, and accelerate housing production in a way that aligns with state planning priorities, housing, transportation equity and climate goals, including hazard mitigation or climate adaptation;

15. Zoning for by-right supportive housing, pursuant to Gov. Code section 65651 (Chapter 753, Statutes of 2018);
16. Zoning incentives for housing for persons with special needs, including persons with developmental disabilities;
17. Planning documents related to carrying out a local or regional housing trust fund;
18. Environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary (e.g., less than 15 percent of the total grant amount) and part of a proposed activity with a nexus to accelerating housing production; and
19. Other planning documents or process improvements that demonstrate an increase in housing related planning activities and facilitate accelerating housing production; and
20. Establishing Prohousing Policies, as follows:
  - a. Planning for local financial incentives for housing, including, but not limited to, establishing a local housing trust fund;
  - b. Reducing parking requirements for sites that are zoned for residential development;
  - c. Adoption of zoning allowing for use by right for residential and mixed-use development;
  - d. Zoning more sites for residential development or zoning sites at higher densities than is required to accommodate the minimum existing RHNA for the current Housing Element cycle;
  - e. Adoption of accessory dwelling unit ordinances or other mechanisms that reduce barriers for property owners to create accessory dwelling units beyond the requirements outlined in Section 65852.2, as determined by the Department;
  - f. Process improvements that reduce permit processing time;
  - g. Creating of objective development standards;
  - h. Studies and implementing actions that reduce development impact fees; and
  - i. Establishing a Workforce Housing Opportunity Zone, as defined in Section 65620, or a housing sustainability district, as defined in Section 66200.”

Appendix B

*City of Los Angeles*

AUTHORIZING RESOLUTION

The City Council of the City of Los Angeles and Mayor hereby designate the Los Angeles Housing + Community Investment Department (HCIDLA) as the City of Los Angeles official Applicant Agency for the State of California Local Early Action Planning Grant. The City of Los Angeles hereby consents to, adopts and ratifies the following resolution:

WHEREAS, pursuant to Health and Safety Code 50515 et. Seq, the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, HCIDLA desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions;  
Now, therefore, the City of Los Angeles (“Applicant”) resolves as follows:

NOW THEREFORE BE IT RESOLVED THAT:

SECTION 1. HCIDLA is hereby authorized and directed to apply for and submit to the Department the Application package;

SECTION 2. In connection with the LEAP grant, if the Application is approved by the Department, the The General Manager of HCIDLA and/or designee is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of \$1.5 million, and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant’s obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the

Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting of the City of Los Angeles this \_\_\_\_\_ day of July \_\_\_\_\_, 2020 by the following vote:

AYES: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_

#### CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, City Clerk does hereby attest and certify that the attached Resolution is a true, full and correct copy of a Resolution duly adopted at a meeting of said City Council which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

City of Los Angeles

DATE: \_\_\_\_\_

Clerk's Signature

\_\_\_\_\_

Type or Print Clerk's Name