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October 27, 2022

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: Budget and Finance Committee

Dear Honorable Members:

REPORT RELATIVE TO A STRATEGIC PLAN TO STREAMLINE 100 PERCENT DEED-RESTRICTED AFFORDABLE HOUSING PROJECTS AND TO IMPROVE PROCESSES AND PROCEDURES FOR THE DEVELOPMENT PROCESS; CF 21-0658

I. SUMMARY

On April 27, 2022, a report was submitted in response to Council File 21-0658, which detailed recommendations from the Department of City Planning (DCP), the Los Angeles Department of Building and Safety (LADBS), the Los Angeles Housing Department (LAHD), the Los Angeles Fire Department (LAFD), the Bureau of Engineering (BOE) and the Office of the City Administrative Officer (CAO) to increase departmental resources necessary to facilitate shorter staff review times, shorter appeal times, accelerated prioritization for 100 percent affordable housing projects.

On May 31, 2022, the Mayor and Council adopted the City's 2022-2023 Fiscal Year (FY 22-23) Budget, which became effective on July 1, 2022. On August 11, 2022 DCP submitted a supplemental report modifying the position recommendations from the April 27, 2022 DCP report (Initial Report) in light of the resources provided in the Fiscal Year 2022-23 Adopted Budget. The reports were heard at the August 16, 2022 Planning and Land Use Management (PLUM) Committee meeting, where the Committee recommended Council adopt the report recommendations.

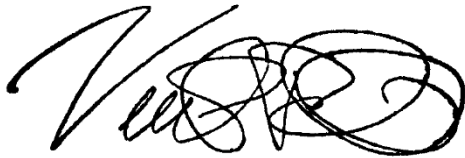
At the PLUM meeting, the Committee members asked questions about the potential time saving referenced in the report and how additional staffing would facilitate faster review of 100 percent affordable housing developments. To provide further clarity on this discussion, DCP with the assistance of LADBS, LAHD, LAFD, and BOE developed an existing and potential review process chart (Attachment 1) to provide a visual aid demonstrating the overall potential timeline reductions which could be achieved through implementing the staffing and process recommendations in the reports.

The potential timeline shown in Attachment 1, assumes all procedure and staffing recommendations included in the report are implemented, including positions not recommended by the CAO for authorization and positions deferred for future budget requests such as DCP's Housing Services positions and Priority Housing Project positions.

As described in the initial and supplemental reports and demonstrated in the review process chart, these report recommendations could result in a more than 50% reduction in pre-permitting time and an overall reduction of eleven (11) months from pre-application to close of construction. Furthermore, in addition to reducing project timelines these report recommendations are critical for eliminating process barriers, minimizing project risk, and meeting funding deadlines. By improving the review process, these recommendations will facilitate the creation of affordable housing and provide for the most vulnerable Angelenos.

For questions, please contact Senior Planner Blair Smith at (213) 978-1886 or blair.smith@lacity.org in the Department of City Planning's Housing Policy Unit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent P. Bertoni', with a stylized, circular flourish at the end.

VINCENT P. BERTONI, AICP
Director of Planning

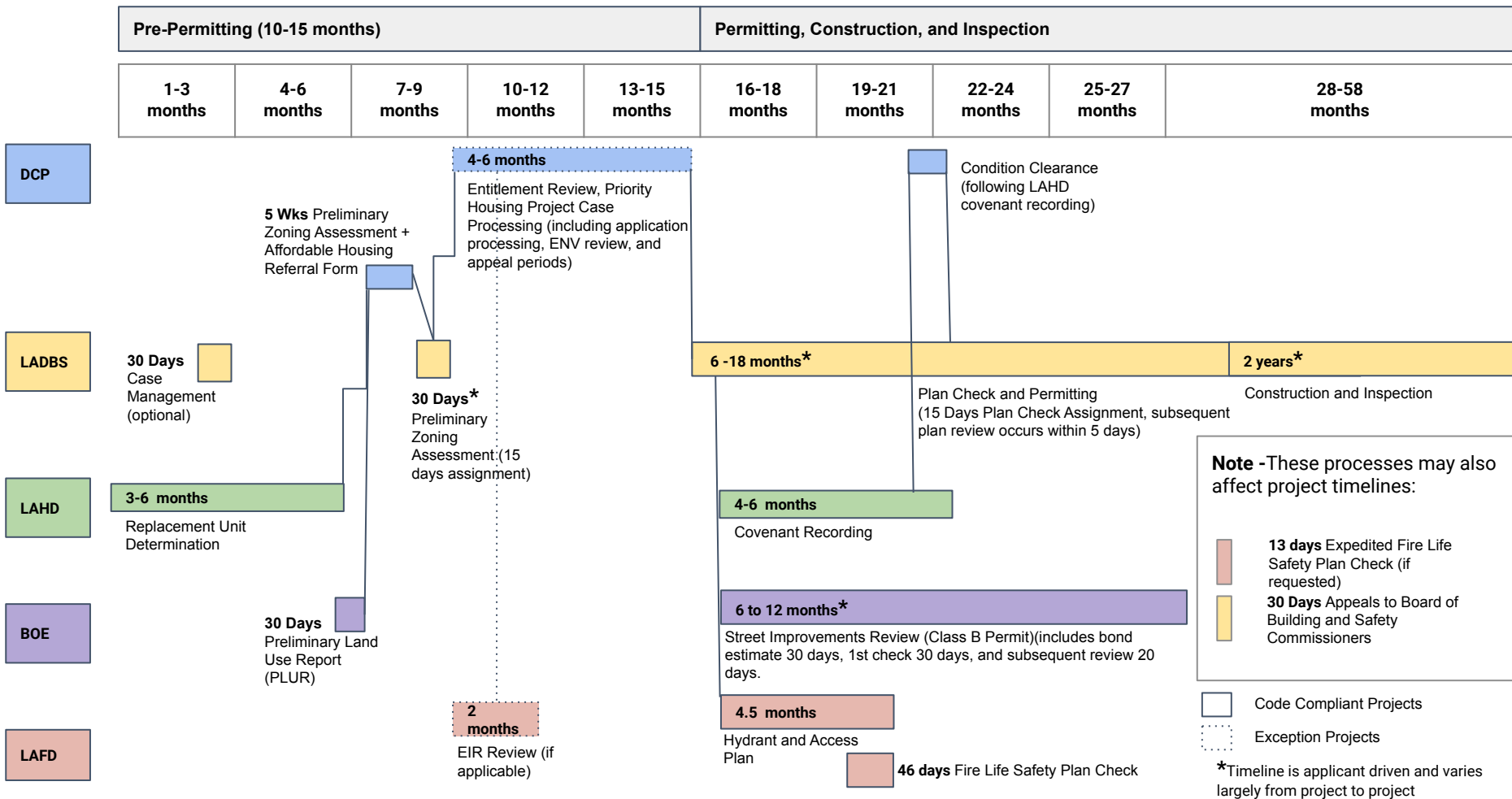
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Attachment 1: Existing and Potential Review Process Chart

c: Osama Younan, General Manager, Department of Building and Safety
Ann Sewill, General Manager, Housing Department
Kristin M. Crowley, Fire Chief, Fire Department
Ted Allen, PE, City Engineer, Department of Public Works, Bureau of Engineering
Matthew W. Szabo, City Administrative Officer, City Administrative Office

Attachment 1
Existing and Potential Review Process Chart
CF 21-0658

Current Review Timelines for 100% Affordable Projects



Potential Review Timelines for 100% Affordable Projects if City Planning's Procedure and Staffing Recommendations were Implemented

Pre-Permitting (40-46 5.5 months)		Permitting, Construction, and Inspection						
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1-3 months	4-6 months	7-9 months	10-12 months	13-15 months	16-18 months	19-21 months	22-47 months	47-58 Months (11 month savings)
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