

Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD’s Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

<p align="center">THE CITY OF LOS ANGELES October 22, 2009</p>	<p align="center">1</p>	<p align="center">2</p>
<p>1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a “housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a “housing element,” please enter no. If no, skip to question # 4.</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<p align="center"><input type="checkbox"/> No</p>	<p align="center"><input checked="" type="checkbox"/> Yes</p>
<p>2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<p align="center"><input type="checkbox"/> No</p>	<p align="center"><input checked="" type="checkbox"/> Yes</p>
<p>3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped “as of right” in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<p align="center"><input type="checkbox"/> No</p>	<p align="center"><input checked="" type="checkbox"/> Yes</p>

<p>4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p> <p>Traffic impact fees and park impact fees. See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p> <p>Waivers or deferrals of some, not all fees. See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.</p> <p>International Building Code (IBC) is used. See www.ladbs.org.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>10. Does your jurisdiction’s zoning ordinance or land use regulations permit manufactured (HUD-Code) housing “as of right” in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p> <p>See attachment.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction’s “HUD Consolidated Plan?” If yes, attach a brief list of these major regulatory reforms.</p> <p>See attachment.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Does your jurisdiction give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p> <p>For land use entitlements where multiple actions are required, a single public hearing is held and a single approval is issued. See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes

<p>16. Does your jurisdiction provide for expedited or “fast track” permitting and approvals for all affordable housing projects in your community?</p> <p>Provided for some, but not all affordable developments. See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>18. Does your jurisdiction allow “accessory apartments” either as: a) a special exception or conditional use in all single-family residential zones or, b) “as of right” in a majority of residential districts otherwise zoned for single-family housing?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p> <p>See http://planning.lacity.org. Contact: Jane Blumenfeld, Jane.Blumenfeld@lacity.org</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Total Points:</p>	<p>4</p>	<p>16</p>

Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

This following part is not applicable to the City of Los Angeles and has been deleted from this form.



BUDGET & MANAGEMENT SERVICES DIVISION—GRANTS MANAGEMENT UNIT

Los Angeles Housing Department LAHD

1200 West Seventh Street, 9th Floor, Los Angeles, CA 90017

tel 213.808.8490 | fax 213.808.8404

lahd.lacity.org



Antonio R. Villaraigosa, Mayor

Rushmore D. Cervantes, Interim General Manager

October 22, 2009

Regarding: Detail for Form HUD-27300 Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, Part A

Question 11. Review of rules, regulations, development standards and processes

Mello Act implementing ordinance to establish an inclusionary housing requirement and replacement housing requirement for all projects in the coastal zone, pursuant to State law. The proposed Ordinance has been approved by the City Planning Commission, and is pending City Council consideration.

Density bonus implementing ordinance to provide increased density as well as incentives for projects that include affordable housing, pursuant to State law. The Ordinance was approved by the City Council in February 2008.

The conversion of apartments to condominiums. Numerous hearings with the City Council and City Planning Commission to address this issue led to adoption of revised tenant assistance programs and new procedures for consideration of requests for condominium conversions.

Industrial land and housing. Numerous hearings and study sessions have been held regarding industrial land and demand to convert industrial land to residential uses.

Mixed Income Housing ordinance to establish a citywide inclusionary housing requirement. Hearings have been held and a task force established to provide input regarding the implementation of inclusionary housing citywide. Studies and hearings are ongoing.

Affordable Housing Public Benefit Fee: Study has been initiated to create a Benefit Fee from development to support affordable housing and other public needs.

Housing Implementation team. A housing implementation team comprised of staff from the Los Angeles Housing Department and the Department of City Planning meet regularly to address and resolve conflicts and obstacles to the approval and funding of affordable housing projects.

Question 12. List of regulatory reforms

Condominium conversions and demolitions: adopted ordinance that revised tenant relocation assistance (4/11/07) and new procedures for consideration of requests to convert buildings to condominiums (4/11/07).

Mello Act implementing ordinance approved by City Planning Commission (3/8/08, Council pending).

Density Bonus implementing ordinance: approved by City Planning Commission, City Council Committees and City Council (CPC 6/9/05, PLUM 4/3/06, HCED 8/1/06, Special Joint Meeting CPC and AHC 8/21/06, Council 2/20/08).

Small Lot Subdivision Ordinance: to allow small lot development and provide affordable homeownership opportunities (effective 1/31/05).

Eldercare Ordinance: to clarify and streamline the consideration of development applications for a variety of eldercare facilities (effective 12/30/06).

Reasonable Accommodation Ordinance: to incorporate streamlined process for review and approval of requests to retrofit homes for persons with disabilities (effective 3/18/06).

Transfer of Floor Area Ratio (TFAR) Ordinance: to create a public benefit fund to support affordable housing and other public benefits (effective 5/20/07).

Downtown Ordinances: to create a density bonus and incentives to encourage projects in the downtown area to include affordable housing (PLUM 3/6/07, Council 8/7/07).

Conversion of industrial land to residential uses: completed studies to identify transition areas where industrial land may be redeveloped for residential uses, while preserving all of industrial land for industrial uses.

Housing Implementation team: A form and procedures were developed and implemented to facilitate and expedite DCP review of land use approval status and project readiness status of affordable housing projects that are applying for LAHD funding.