



ERIC GARCETTI  
MAYOR

## EXECUTIVE DIRECTIVE NO. 30

Issue Date: April 16, 2021

**Subject: Further Expediting and Expanding Affordable Housing**

Our affordable housing crisis is decades in the making. Too many workers can't afford to live close to their offices. Too many households pay an inordinate portion of their incomes on rent. Too many Angelenos are being priced out of the market -- and forced to make impossible choices between a roof over their head, food on the table, and other basic necessities. Too often, this ends with our most vulnerable neighbors landing without a home, living on sidewalks, in encampments or shelters.

Our City has an immense responsibility to deploy every possible tool to make it easier and more affordable for people of all means, salaries, and backgrounds to live in Los Angeles. To that end, in 2015, Executive Directive 13, Support for Affordable Housing Development, came online, lifting up the vital role of City departments in reducing impediments to housing construction and creating more affordable homes. By focusing on the processes of Los Angeles City Planning, the Department of Building & Safety, and the Housing & Community Investment Department, insisting on collaboration between them, and prioritizing affordable housing development, we met our primary goal two years ahead of schedule: permitting 100,000 new housing units; so far, eight percent of these units are restricted as affordable to households at low-income levels.

Executive Directive 13 has been effective, but it remains insufficient. The magnitude of this problem persists, and the COVID-19 pandemic and ensuing economic crisis have only deepened this challenge. Nearly 60% of the region's households paid more than 30% of their incomes toward housing. Close to 30% spent more than half, and the strain is even more severe for very low-income households: 342,000 of these struggling families devote over 50% of their limited incomes toward housing costs.

The consequences of this crisis are profound. Workers have to find housing outside our city limits, and as a result, endure long, fatiguing commutes to work, only worsening issues of traffic, greenhouse gas emissions, and lost economic productivity. Friends move to other states and our communities lose valuable employee talent. Families have

insufficient income left for meals, transportation, childcare, and medical expenses. Our region's economic potential underperforms as dollars are spent on rent or mortgages instead of goods and services. Most heartbreaking, the crisis has pushed thousands of Angelenos into homelessness. Particularly impacted are the disabled and elderly who live from extremely limited means. Yet even people with full-time jobs and working families are finding themselves without a home due to a lack of affordable places to live in our city.

What all of this means is clear: our supply of affordable homes is not adequate. But we are not powerless to address this crisis. In fact, we have a duty to find every way possible to tackle it.

We are ready to act to further reduce impediments to residential growth, expedite the building of new and affordable homes, and incentivize innovative solutions for expanding housing choice. I am now calling on each City Department that provides development services to streamline the permitting and approval process for all housing developments; to create priority processing incentives for housing developments that include targeted levels of affordable units; and to establish procedures that permit and encourage expanded housing options.

**Accordingly, I hereby direct** the General Managers of the City's Development Services Departments, which include the Housing & Community Investment Department, Los Angeles City Planning, Department of Building & Safety, Department of Water & Power, Los Angeles Fire Department, Department of Transportation, and the Board of Public Works' Bureaus of Engineering, Street Lighting, Street Services, Sanitation & Environment and Contract Administration, as follows:

- The General Managers of the Department of Water & Power, Los Angeles Fire Department, Bureau of Engineering and LA Sanitation & Environment shall develop and implement policies to streamline processes and shall establish case management units to support all housing development activities regardless of affordability levels. Case management services shall at minimum consist of the following:
  - Provide site specific parameters and requirements
  - Provide a clear, transparent road map of the permitting process which identifies the department's permit clearances and requirements at an early stage of a project
  - Provide troubleshooting and problem-solving assistance, at the project applicant's request
  - Provide a point of contact that can answer questions and provide information throughout the permit process

- The General Managers of Los Angeles City Planning, the Department of Building & Safety, and the Housing & Community Investment Department shall continue to develop and implement policies to streamline processes and shall continue to operate case management units to support all housing development activities regardless of affordability levels.
- The General Managers shall develop and implement policies for prioritizing projects that contribute to the new construction or rehabilitation of housing developments of ten or more units that contain: at least 20% of on-site rental units that have rents restricted so as to be affordable to and occupied by low income households; or at least 30% of on-site for-sale units that have sales prices restricted so as to be affordable to and occupied by low- or moderate income households.
- The General Managers shall set for their respective Departments the following priorities and expedited processing targets for qualified affordable housing developments as compared to all other applications in the department:
  - Los Angeles City Planning shall reduce processing times for entitlement applications by 25%.
  - The Department of Building & Safety shall reduce processing times for building, electrical, plumbing, mechanical, and grading permits by 25%.
  - The Department of Water & Power shall reduce processing times for service requests and any subsequent installation of equipment by 30%.
  - The Los Angeles Fire Department shall reduce processing times for building permit clearance by 30%.
  - The Bureau of Engineering shall reduce processing times for permits by 25%.
  - The Housing & Community Investment Department shall prioritize processing times for the recording of affordability covenants.
  - The Housing & Community Investment Department shall implement technological tools to expedite clerical and administrative processes for executing and funding loans.
  - The Department of Transportation shall reduce processing times for Development Review activities and Temporary Traffic Control Plan review by 25%

- On a quarterly basis, the General Managers shall report processing times for qualified affordable housing developments as well as all projects to demonstrate progress toward expediting targets defined above. Collectively, these reports shall form a Housing Scorecard that will be available to the public on the Mayor's website. Additionally, on a quarterly basis, the General Managers of Los Angeles City Planning, the Department of Building & Safety and the Housing & Community Investment Department shall report to my office on housing and affordable housing units entitled and permitted, including affordability levels.
- The General Manager of each Development Services Department shall designate an Affordable Housing Liaison for its Department; shall notify my Office of that person's name and contact information (including when there is a subsequent personnel change or change to that person's contact information); and shall make such information publicly available to the affordable housing community.
- I hereby expand the Mayor's Affordable Housing Cabinet, which shall be comprised of the departmental Affordable Housing Liaisons, senior managers from the identified Departments, and representatives from and designated by my Office. Each General Manager shall ensure departmental Affordable Housing Liaison and senior-management representation at regular Mayor's Affordable Housing Cabinet meetings held by my Office. The Mayor's Affordable Housing Cabinet shall promote interdepartmental coordination in process streamlining and expediting project approvals for qualified affordable housing developments and shall track processing times for each administrative application process for qualified affordable housing developments.
- The Director of Planning shall evaluate barriers to alternative housing typologies, such as micro-units, SROs, adaptive reuse and shared housing, including parking, density and open space requirements, and report back to the Mayor and Affordable Housing Cabinet within three months with recommendations to both eliminate barriers and incentivize these typologies.
- The Director of Planning shall evaluate and report on opportunities for streamlining the land use entitlement process for housing projects due to amendments or updates to State housing regulations.
- The Director of Planning shall develop and implement processes to fully effectuate the streamlining provisions of Senate Bill 35 and Assembly Bill 2162
- The General Managers of the Los Angeles City Planning, Department of Building & Safety and Los Angeles Fire Department shall collectively assess locally defined codes to identify antiquated or redundant requirements that may be eliminated or adjusted in an effort to reduce building cost and speed construction, and shall report back to the Mayor and Affordable Housing Cabinet.

- The General Managers of the Housing & Community Investment Department, Department of Building & Safety and Los Angeles Fire Department shall develop clear and specific responsibilities, procedures and standards for the inspection of modular and pre-fabricated housing construction and commit to them through a Memorandum of Understanding (MOU).
- The General Managers of the Department of Recreation and Parks, Department of Water and Power, the Bureaus of the Department of Public Works, Department of General Services, Department of Transportation, and other land owning and -managing departments, in collaboration with the City Administrative Officer, shall create an inventory of underutilized or underdeveloped properties within their control and shall develop policies with all such departments to either use such parcels or to exchange them with other departments for the creation of opportunities for affordable housing development.

Executed this 16th day of April, 2021.

A handwritten signature in black ink, appearing to read 'E. Garcetti', is written above a horizontal line.

ERIC GARCETTI  
Mayor