

MOTION PLANNING & LAND USE MANAGEMENT

Cornfield – Arroyo Seco Specific Plan: Extension of Affordable Housing Bonus Option

On June 28, 2013, the Los Angeles City Council adopted Ordinance No. 182,617 which established the Cornfield – Arroyo Seco Specific Plan (“CASP”) in portions of the Central City North, Northeast Los Angeles, and Silverlake-Echo Park/Elysian Valley Community Plan areas . On August 14, 2013, the ordinance became effective.

In order to ensure the continued growth and balanced retention of jobs and housing within its boundaries, the CASP contains incentives for producing affordable housing. A key incentive is the Affordable Housing Bonus Option Strategy B (“Strategy B”). Strategy B provides an opportunity to increase the total housing Floor Area Ratio (“FAR”) for a project’s residential uses upon compliance with certain affordable housing provisions. Specifically, for each square foot of affordable housing provided, an additional amount of market rate floor area is granted, depending on affordability level (as detailed on Page 2-16 of the CASP).

The CASP provides that five years after plan adoption, the market square value footage available under Strategy B is reduced by half unless the City Council legislatively acts to modify the current market square footage. Accordingly, City Council needs to act in order to avoid a drastic cut in the incentives provided by Strategy B.

During the five-year period from 2013 to 2018, no new housing units in the CASP area were produced, notwithstanding the availability of Affordable Housing Bonus Strategies. An extension of Strategy B to preserve the current market square footage as an incentive is justified given the lack of any new housing production being catalyzed during the CASP’s first five-year period.

The City Council desires to affirm its purpose and intent relative to CASP Affordable Housing Bonus Strategies, ensure the timely development of planned and future mixed-income housing and mixed-use projects relying on Strategy B, consider an evaluation of CASP policies at the five-year mark, and guarantee that these incentives shall be maintained for future projects to catalyze investment in the CASP area. It is the City Council’s intent to act to modify the current market square footage and continue the market square value footage available under Strategy B.

I THEREFORE MOVE that the City Council instruct the Department of City Planning, in consultation with the City Attorney, to prepare and present an amendment relative to the Cornfield –Arroyo Seco Specific Plan and the Affordable Housing Bonus Option Strategy B (page 2-16) such that the original affordability incentives will continue and be applied to all projects within the CASP, including an urgency provision such that the amendment shall become effective no later than June 28, 2018.

PRESENTED BY: 
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Councilmember, 1st District

SECONDED BY: 



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