

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the State Legislature is considering "trailer bill language" (identified as Trailer Bill 707) relating to the recently-approved state budget intended to meet certain gubernatorial requirements for releasing funds to help finance new affordable housing; and

WHEREAS, this language proposes land use review modifications that would eliminate California Environmental Quality Act and Coastal Act review for development projects containing modest numbers of affordable housing units and which are consistent with general plan and zoning codes, land use and density standards, and setback and design review standards, among others; and

WHEREAS, eligible proposed projects would be required to set aside at least 10 percent of the total number of units for lower income households and at least 5% for very low income households in a transit-oriented locale, or a set aside of at least 20 percent units for low income outside a transit-oriented locale, provides relocation assistance and can be processed for design review and ministerial permit issuance within 90 days; and

WHEREAS, despite their laudable goal of expediting the production of affordable housing while making available state subsidies for such projects, these provisions clearly infringe upon the City's local land-use decision-making authority; and

WHEREAS, the City should oppose this legislation unless it is amended to preserve more discretion at the local level and to discourage the destruction of existing affordable or rent stabilized housing units in the process of encourage too few new affordable units.

NOW, BE IT HEREBY RESOLVED with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2015-2016 State Legislative Program OPPOSITION to legislation known as Trailer Bill 707 unless it retains language preventing its use in situations whereby existing affordable or rent-controlled housing would be demolished, and is amended to increase the required cumulative percentage of affordable units to 25%, raise the deed restriction to at least 50 years, remove the applicability of this legislation to the Coastal Zone, allow for expedited instead of waived environmental and project review and allow local jurisdictions to retain the right to determine whether a project is ministerial or discretionary.

PRESENTED BY Paul Koretz
PAUL KORETZ
Councilmember, 5th District

SECONDED BY [Signature]

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JUN 22 2016

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