

MOTION

Recent real estate financial pressures are spurring activity in the multi-family apartment development field. Given a need for additional housing to meet both current and future demand by Los Angelenos for safe, affordable places to live, the City is looking at various mechanisms for producing more for sale and rental units.

As a matter of housing and planning policy, some effort is being made to target transit station areas and commercial corridors for a substantial portion of this housing production. This would allow the City to take advantage of opportunities for targeted density that does not place as much strain on traffic, air quality, neighborhood preservation and infrastructure as allowing such density to locate randomly around the city.

However, many development proposals are targeting property with existing residential development already in place. Typically this places the City's affordable housing stock at risk, dislocating tenants, many of whom may not have the financial means to deal with the increased rents in what has been called the least affordable housing market in the United States, and destroying the existing sense of community. And, with state law placing constraints on which units can be rent-controlled and housing construction subsidy limitations impeding the production of an adequate number of new restricted affordable rental units, the preservation of existing units covered by the City's Rent Stabilization Ordinance (RSO) becomes a policy and pragmatic imperative for the City's leadership.

For the purposes of ensuring affordability, diversity and fairness for the renters who constitute a majority of the City's population, the City should develop mechanisms that preserve as many RSO units as is feasible. Any consideration of such mechanisms should include, at a minimum:

I THEREFORE MOVE, that the Department of Housing and Community Investment, the Department of City Planning, the Department of Building and Safety and the Chief Legislative Analyst study the issues enumerated below, along with any other issues they deem pertinent to preserving the City's rent-controlled housing stock, and report back to the Council with recommendations within 120 days:

1. An annual cap on demolitions of RSO units based on an appropriate percentage of the overall RSO housing stock;
2. Withholding the issuance of demolition permits for RSO units until all discretionary and ministerial permits for new construction on the property are formally issued;
3. Adapting the concept of AB 2222, which calls for density bonus projects to replace pre-existing affordable units on a one-to-one basis, for City use, including its use for such projects that seek zone changes, receive government subsidies or remove RSO or other affordable units, and mandate on-site replacement;
4. Reviewing the impact the Small-Lot Subdivision ordinance is having on RSO units when they are replaced by multiple single-family homes that subsequently are renter-occupied, and identifying mechanisms to preserve RSO status or other affordability, minimizing use of the ordinance to evade Ellis Act re-use restrictions.

PRESENTED BY: 
 PAUL KORETZ
 Councilmember, 5th District

SECONDED BY: 

ORIGINAL


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