

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS, AND NEIGHBORHOODS COMMITTEE REPORT, CERTIFICATION OF SUFFICIENCY OF INITIATIVE PETITION, RESOLUTIONS, and ORDINANCES FIRST CONSIDERATION relative to an initiative petition establishing affordable housing and labor standards related to city planning.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

**A. OPTION A**

PRESENT and ADOPT the accompanying ORDINANCE (Attachment 1 of the City Attorney report attached to the Council file), presented by the Initiative Petition proponents, without alteration.

**B. OPTION B (Recommended by the Rules, Elections and Intergovernmental Relations, and Neighborhoods Committee)**

DETERMINE to submit the initiative ordinance, without alteration, to a vote of the electors of the City at the November 8, 2016 Statewide General Election to be conducted by the County of Los Angeles (Attachment 2 of the City Attorney report).

1. ADOPT the accompanying RESOLUTION provided in response to an initiative petition that an ordinance related to establishing affordable housing and labor standards for City planning decisions be submitted to the qualified electors of the City of Los Angeles at the Statewide General Election to be conducted by the County of Los Angeles on November 8, 2016.
2. ADOPT the accompanying BALLOT TITLE RESOLUTION as follows:

AFFORDABLE HOUSING AND LABOR STANDARDS RELATED TO CITY PLANNING. INITIATIVE ORDINANCE\_\_\_\_\_.

Shall an ordinance: 1) requiring that certain residential development projects provide for affordable housing and comply with prevailing wage, local hiring and other labor standards; 2) requiring the City to assess the impacts of community plan changes on affordable housing and local jobs; 3) creating an affordable housing incentive program for developments near major transit stops; and 4) making other changes; be adopted?

3. ADOPT the accompanying RESOLUTION to request the Los Angeles County Board of Supervisors authorize consolidation of the special election of the initiative ordinance with the November 8, 2016 State General Election.
4. PRESENT and ADOPT the accompanying ORDINANCE, SUBJECT TO THE APPROVAL OF THE MAYOR, calling a Special Election to be held and consolidated with the State General Election on November 8, 2016 for the purpose of submitting the initiative ordinance to the qualified electors of the City of Los Angeles.

## C. OPTION C

1. ADOPT the accompanying RESOLUTION provided in response to an initiative petition that an ordinance related to establishing affordable housing and labor standards for City planning decisions be submitted to the qualified electors of the City of Los Angeles at a Special Election to be called and consolidated with the City's Primary Nominating Election held on March 7, 2017.
2. ADOPT the accompanying BALLOT TITLE RESOLUTION as follows:

AFFORDABLE HOUSING AND LABOR STANDARDS RELATED TO CITY PLANNING. INITIATIVE ORDINANCE\_\_.

Shall an ordinance providing that: 1) certain residential development projects are not eligible for general plan amendments or zoning changes unless the project (a) provides for affordable housing or the developer pays in-lieu fees into the City's Affordable Housing Trust Fund (AHTF), and (b) complies with labor standards regarding using licensed contractors, paying prevailing wages and hiring workers from local and disadvantaged areas and State-approved apprenticeship programs; 2) nothing in the Municipal Code's provision regarding general plan amendments shall restrict amendments for above-described projects located in regional centers, downtown centers, industrial zones or near major transit stops; 3) the City shall assess the impacts of community plan changes on affordable housing and local jobs and create and monitor affordable housing inventories within community plan areas; 4) AHTF projects shall comply with the above-described labor standards; and 5) the City shall create an affordable housing incentive program for developments located near major transit stops; be adopted?

3. PRESENT and ADOPT the accompanying ORDINANCE calling a Special Election to be held on Tuesday, March 7, 2017 for the purpose of submitting to the qualified voters of the City of Los Angeles a certain initiative ordinance and consolidating this Special Election with the City's Primary Nominating Election to be held on the same date.

Fiscal Impact Statement: The City Clerk reports that there is no election fiscal impact for adopting Recommendation 1 (adopt ordinance) in its report. There is zero to minimal election cost for adopting Recommendation 2 (March 2017 ballot) in the City Clerk report, assuming there will be citywide races and a moderate number of Council-sponsored measures on that ballot. If, however, the City Council chooses to place this measure before the voters on a special standalone election, the cost is estimated to be \$6,000,000. If Council chooses to place this measure before the voters on the County's November 2016 Election, the cost is estimated to be \$4,100,000 for the first measure, and \$400,000 for each additional measure.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - JUNE 30, 2016**

**(LAST DAY FOR COUNCIL ACTION - JUNE 29, 2016)**

**(The Council may recess to Closed Session, pursuant to Government Code Section 54956.9(d)(4), to confer with its legal counsel regarding possible initiation of litigation**

[one case] relative to the above matter.)

SUMMARY

At a special meeting held on June 17, 2016, the Rules, Elections, Intergovernmental Relations, and Neighborhoods Committee considered a report from the City Clerk dated June 10, 2016, and a report from the City Attorney dated June 15, 2016 that includes Resolutions and Ordinances, relative to Certificate of Sufficiency of Ordinance Initiative for a Certified Initiative Petition regarding affordable housing and labor standards related to City planning, also known as the "Build Better L.A." Initiative.

On May 31, 2016, the City Clerk completed its preliminary review of the initiative petition and accepted it for processing. The City Clerk thereafter examined the voter signatures contained on the petition using the random sampling method authorized in the City Election Code and in accordance with Charter Section 451. The City Clerk has now completed that examination and has determined that the initiative petition contains a sufficient number of valid voter signatures to qualify for presentation to the City Council. The City Clerk certified the petition as sufficient and presented the certified petition to Council on June 10, 2016.

The City Clerk and City Attorney both report that there are three options before the Council: adopting the ordinance as presented by the Initiative, placing the initiative before the voters at a Special Election to be consolidated with the State General Election on November 8, 2016 conducted by the County, or placing the initiative before the voters at a Special Election to be consolidated with the City's Primary Nominating Election to be held on March 7, 2017. The City Clerk and City Attorney reports, attached to the Council file, provide background information and additional details on the various actions that Council may take.

After consideration and after providing an opportunity for public comment, the Committee recommended that Council adopt the Resolutions and Ordinance as indicated in Attachment 2 of the City Attorney report (Option B). This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS, AND NEIGHBORHOODS COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
WESSON:	YES
HUIZAR:	ABSENT
HARRIS-DAWSON:	YES

REW  
6/17/16  
FILE NO. 16-0684

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**