

MOTION

Mayor Eric Garcetti and the City Council have made affordable housing one of their highest priorities, setting a goal of producing 100,000 new units of housing by 2021. This goal is bolstered by several mayoral policies, including supporting tenants' rights, improving the safety and reliability of the housing stock through seismic retrofits, and improving enforcement of the Rent Stabilization Ordinance (RSO). The City Council has augmented these efforts with reforms to the RSO and the way the City administers the state Ellis Act (which sets forth eviction procedures and requirements). The City's updated General Plan Housing Element enumerates the City's housing need at 82,002 units by 2021.

Additionally, the City's voters now have provided additional momentum to the housing production effort by approving measures to providing additional financing and incentives in the 2016 general election. Add in existing affordable housing financing programs, state density bonuses and other policies and it appears that the City will be facing more challenges relative to siting housing projects in the coming years.

The reality accompanying all of these positive efforts is that heretofore the City has not seen rental housing production proceeding at a pace to meet these goals, keeping up with demand or even outpacing the number of units being lost to the rent controlled and affordable housing inventories due to evictions and demolitions. Instead of siting projects on un- or under-utilized properties, too many developers have been destroying existing affordable units and replacing them with even more units that the former tenants cannot afford while leaving less-problematic sites – such as vacant or under-utilized commercial sites - unused.

Currently a number of City officials and departments have a hand in housing policy, permitting and production, including the Mayor, the Council, Housing and Community Investment (HCID), City Planning, Building and Safety, the City Administrative Officer (CAO) and others as needed. Although all of these officials and entities are working hard to mesh housing production goals with other community concerns, the challenge remains to develop policies and methodologies that can accommodate the competing interests of departments, developers, communities, homebuyers, renters, landlords, ballot measures and those who advocate for and care about them and those interests. The City could benefit from additional coordination of all of these efforts and policies to help achieve and surpass goals, and by introducing more accountability into the process of doing so.

I THEREFORE MOVE that the City Council, in conjunction with the Mayor, the CAO, the Chief Legislative Analyst, HCID, City Planning and others as deemed necessary or appropriate, review the City's housing policies and production mechanisms and determine the most effective means of coordinating all this vital work, including the possible creation or designation of an office or individual to take responsibility for the effort, and report to the Council within 60 days with findings and recommendations.

PRESENTED BY: Paul Koretz  
PAUL KORETZ, Councilmember, 5<sup>th</sup> District

SECONDED BY: [Signature]

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