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MOTION

On June 27, 2018, the Community Redevelopment Agency/ Los Angeles (CRA/LA), A Designated Local Authority (CRA/LA-DLA) and successor to the former CRA/LA, issued a Memorandum that six of the City's Redevelopment Plans contain land use limitations that potentially detrimentally affect development projects utilizing *Measure JJJ's* Transit Oriented Communities (TOC) incentives.

The CRA/LA has determined that the limitations of these Redevelopment Plans are not superseded by *Measure JJJ: Los Angeles Affordable Housing and Labor Standards Initiative* (Municipal Code Section 11.5.11, *Affordable Housing*).

The density and/or Floor Area Ratio (FAR) limitations of these Redevelopment Plans negatively affect or stop potential developments in the following Redevelopment Project Areas: City Center; Central Industrial; Hollywood; North Hollywood; Wilshire Center/Korcatown; and Pacific Corridor.

As of September 14, 2018 there are at least twenty-five TOC projects in Redevelopment Project Areas in which the CRA/LA has determined that the land use limits and/or restrictions of the Redevelopment Plans conflict with Measure JJJ. These projects, cumulatively, have 1,350 housing units of which 214 units are affordable units, including 59 that are for a Permanent Supportive Housing Loan Program (Prop HHH) project. Prop HHH is designed to develop permanent supportive housing for homeless individuals and those at risk of homelessness throughout the City.

Given the critical need for housing, especially affordable housing, the City needs to collaborate with the CRA/LA to determine what actions, if any, can be taken to resolve the impact of the CRA/LA June 27, 2018 Memorandum. The expeditious resolution of this should be a priority for the Planning Department, to resolve any and all uncertainty in the development community.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to report within 30 days on the impact of the Community Redevelopment Agency/LA, A Designated Local Authority's June 27, 2018 Memorandum indicating that six City Redevelopment Plans have land use limitations that potentially detrimentally affect twenty-five development projects in Redevelopment Project areas because they conflict with *Measure JJJ's* Transit Oriented Communities (TOC) incentives, and to: (1) provide an update on the status of 25 TOC projects; (2) provide information as to what development project applicants have been informed by staff regarding their filed applications or those filing applications; and (3) provide information as to any communication, if any, that has occurred between the Planning Department and the CRA/LA-DLA as to the land use impacts/ramifications of the Memorandum.

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Submitted in PLUM Committee
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Communication from Public

PRESENTED BY: 
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Councilmember, 13th District

SECONDED BY: 

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