

CITY OF LOS ANGELES PROPOSITION LH

TITLE:

AUTHORIZATION FOR ADDITIONAL LOW-INCOME HOUSING

THE ISSUE:

Do you approve a measure authorizing public entities in the City of Los Angeles to develop, construct, or acquire up to 5,000 additional units of low-income rental housing in each Council District, for a total of up to 75,000 additional units of low-income housing within the City, to address homelessness and affordable housing needs, subject to availability of funding and City development requirements?

THE SITUATION:

Article 34 of the State Constitution requires a local government to obtain voter approval in order to develop, construct, or acquire low-income rental housing units. In 2008, the voters of the City of Los Angeles approved a ballot measure authorizing and maintaining a level of 3,500 units of low-income housing per Council District, for an aggregate total of 52,500 units of low-income housing within the City of Los Angeles. Several Council Districts are approaching their authorized limit.

According to the Housing Department, the current level is inadequate to address homelessness and affordable housing needs. Currently, the City's 2021-2029 Housing Element, as required by State law, sets a goal that the City provide 185,000 affordable housing units for low- and very low-income households by 2029.

THE PROPOSAL:

The measure would authorize public entities in the City to develop, construct, or acquire an additional 5,000 units of low-income rental housing in each Council District, for a total of 75,000 additional authorized units of low-income housing within the City.

A YES VOTE MEANS:

You want to authorize public entities in the City of Los Angeles to develop, construct, or acquire an additional 5,000 units of low-income rental housing in each Council District.

A NO VOTE MEANS:

You do not want to authorize public entities in the City of Los Angeles to develop, construct, or acquire an additional 5,000 units of low-income rental housing in each Council District.

THE FULL TEXT OF THIS PROPOSITION BEGINS ON PAGE 9.



**LH AUTHORIZATION FOR ADDITIONAL LOW-INCOME HOUSING.
PROPOSITION LH.**

Shall a measure authorizing public entities in the City of Los Angeles to develop, construct, or acquire up to 5,000 additional units of low-income rental housing in each Council District to address homelessness and affordable housing needs, subject to availability of funding and City development requirements, be adopted?

**IMPARTIAL SUMMARY
BY SHARON M. TSO, CHIEF LEGISLATIVE ANALYST**

Article 34 of the State Constitution requires a local government to obtain voter approval in order to develop, construct, or acquire certain low-income rental housing units. Article 34 authority is required for every project where more than 50 percent of units are restricted for low-income households. In 2008, the voters of the City of Los Angeles approved a ballot measure authorizing and maintaining a level of 3,500 units of low-income housing per Council District, for an aggregate total of 52,500 units of low-income housing within the City of Los Angeles. The Los Angeles Housing Department reports that the current level of Article 34 authority is insufficient to address homelessness and meet the City's affordable housing needs.

Since 1969, the State of California has required that all cities and counties adequately plan to meet the housing needs of communities through a Housing Element. The Housing Element is a required part of every local government's General Plan, must be updated every eight years, and must comply with standards and requirements set by the State. The City's 2021-2029 Housing Element, as required by State law, sets a goal that the City provide 185,000 affordable housing units for low- and very low-income households by 2029. Increasing the City's current total Article 34 authority would allow for increased development of low- and very low-income housing and support the City's efforts in achieving the 2021-2029 Housing Element's goal.

This measure would authorize public entities in the City to develop, construct, or acquire an additional 5,000 units of low-income rental housing in each Council District, for an additional potential 75,000 units Citywide. This would provide an aggregate total of 127,500 units of low-income housing within the City of Los Angeles, subject to funding availability and City development requirements.

Voter approval of the additional Article 34 authority does not require or guarantee that the authorized number of units will be developed, constructed, or acquired by the City or other public entities, nor obligate the provision of additional funding for such purposes, or exempt such projects from the public review or other development processes required by the City.

This measure will become effective if approved by a majority of voters.



FINANCIAL IMPACT STATEMENT
BY MATTHEW W. SZABO, CITY ADMINISTRATIVE OFFICER

This measure would increase the number of units of low-income rental housing that public entities could develop, construct, or acquire in the City of Los Angeles by 5,000 per City Council district. Article XXXIV of the California State Constitution requires voter approval for these activities. In 2008, voters approved a level of 3,500 units per district and this measure would increase that level to 8,500. A small number of districts are approaching the 3,500 level.

This measure does not require the City to develop, construct, or acquire the increased number of units, nor does it authorize a new funding source for low-income rental housing. Furthermore, this measure does not impact funding availability for low-income rental housing, the largest sources being federal funding and voter-approved bond financing. Therefore, there is no financial impact resulting from the adoption of this measure.

TQ2-E



NOVEMBER 2022

ARGUMENT IN FAVOR OF PROPOSITION LH

VOTE YES ON PROPOSITION LH

Proposition LH would authorize the City of Los Angeles to build, develop, or acquire up to 75,000 units of affordable housing.

Los Angeles' housing crisis grows worse every day, with more and more Angelenos facing housing insecurity and homelessness. The City of Los Angeles has not authorized additional affordable housing SINCE 2008. We need to get serious about tackling the crisis of our time.

Proposition LH simply AUTHORIZES the City of Los Angeles to pursue the development or acquisition of affordable housing—it does not fund, site, or approve it.

Any proposed new low-income housing will still be subject to environmental review, community input, and city approval.

Proposition LH ensures that any new housing will be developed across the city, with 5,000 units authorized in each of the city's 15 council districts.

The proposition is made necessary by the California State Constitution's requirement that all new publicly-funded affordable housing be approved by the voters.

Proposition LH is an essential tool in the fight to get our neighbors off the streets and help every Angeleno find their way home.

VOTE YES ON PROPOSITION LH.

PERSONS SIGNING ARGUMENT IN FAVOR OF PROPOSITION LH

JON DEUTSCH
President
Los Feliz Neighborhood Council

ALAN GREENLEE
Executive Director
Southern California Association of NonProfit Housing

NO ARGUMENT AGAINST THIS MEASURE WAS SUBMITTED.

Arguments printed on this page are the opinions of the authors and are not checked for accuracy by any City agency.



PROPOSITION LH

TEXT OF THE PROPOSED BALLOT MEASURE

RESOLUTION

Resolution providing voter authorization for the development, construction, or acquisition of up to 5,000 additional units of low-income rental housing in each Council District in the City of Los Angeles (City) consistent with Article XXXIV of the State Constitution.

WHEREAS, Article XXXIV of the Constitution of the State of California requires the approval, by a majority of the qualified voters of the City voting in an election, for public entities in the City to develop, construct, or acquire certain categories of low rent housing projects;

WHEREAS, in November 2008, voters of the City approved Proposition B, entitled “Update of Low Rent Housing Authorization,” which consolidated and maintained the City’s prior Article XXXIV authorizations allowing 3,500 low-income rental units per Council District, and removed impediments to access federal and state funding sources to construct low-income rental housing;

WHEREAS, the City’s current Article XXXIV authorization level of 3,500 units per Council District is limiting the ability to further develop, construct, or acquire low-income rental housing and constraining the ability of the City to address homelessness and affordable housing needs;

WHEREAS, as of May 1, 2022, five Council Districts in the City have a balance of less than 1,000 units of low-income rental housing units remaining of their authorized levels;

WHEREAS, the City needs Article XXXIV authority for the development, construction or acquisition of additional low-income rental housing projects in each Council District and throughout the City to address homelessness and meet the affordable housing demand needs of the City; and

WHEREAS, voter approval of the additional Article XXXIV authority does not require or guarantee that the authorized number of units will be developed, constructed, or acquired by the City, state, or federal governments, nor does the authorization obligate the provision of additional funding for such purposes or exempt such projects from the public review and other development processes required by the City.

NOW, THEREFORE BE IT RESOLVED BY THE PEOPLE OF THE CITY OF LOS ANGELES AS FOLLOWS:

Section 1. Consistent with Article XXXIV of the State Constitution, the voters of the City hereby authorize public entities in the City to develop, construct, and/or acquire up to 5,000



additional units of low rent housing in each Council District for persons of low income, for a total of up to 75,000 additional units of low rent housing in the City for persons of low income.

Sec. 2. The authorization of additional low rent housing units in the City provided by approval of this measure is in addition to any and all prior authorizations regarding low rent housing in the City, including prior authorizations approved by the voters pursuant to Article XXXIV.

Sec. 3. The City is further authorized to take any actions necessary to implement this measure.

Sec. 4. The terms of the authorization contained in this measure shall be construed in the same manner as Article XXXIV of the State Constitution and any laws or cases interpreting that section.

Sec. 5. Consistent with Article XXXIV, the authorization provided by this measure shall be deemed adopted and approved by the voters of the City if the measure is approved by a majority of the electors voting on the measure. The authorization shall be deemed effective ten days after the City Council declares the results of the election.

