

CITY OF LOS ANGELES
CALIFORNIA

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Interim City Clerk



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MAYOR

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CITY CLERK

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When making inquiries relative to
this matter, please refer to the
Council File No.

December 4, 2013

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 13-1389,
at its meeting held December 3, 2013.


City Clerk
kw

12/3/13

File No. 13-1389

ENVIRONMENTAL IMPACT REPORT and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, COMMUNICATION FROM CHAIR AND VICE CHAIR, HOUSING COMMITTEE and RESOLUTION relative to an update to the Housing Element of the General Plan for the Period 2013 - 2021.

Recommendations for Council action:

1. FIND that:

a. The information contained in the prior Environmental Impact Report (EIR) (EIR No. ENV-1994-212-EIR-ADD1; State Clearing House No. 1994071030) and Addendum has been reviewed and considered by Council.

b. The EIR and Addendum adequately describe the potential impacts of the project.

c. No additional environmental review is necessary under California Environmental Quality Act Guidelines Section 15162 in connection with the project.

2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.

3. APPROVE the amendments to the objectives and policies submitted at the joint Planning and Land Use Management and Housing Committees meeting on November 5, 2013, attached to Council File No. 13-1389.

4. ADD to:

a. Program No. 120 - Target the regular turnover of Permanent Supportive Housing units to place and serve the chronically homeless in those units.

b. The objective for Program No. 122 - Report on applicability of Standards for Excellence criteria being developed by Home for Good.

5. REPLACE the objective for Program No. 127 with: All providers receiving City funding participate in the Homeless Management Information System.

6. APPROVE the technical corrections submitted by the Department of City Planning on November 5, 2013, attached to Council File No. 13-1389.

7. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC, THEREBY APPROVING the Housing Element 2013 - 2021 update to the General Plan of the City of Los Angeles, as modified.

8. ADVISE the applicant that, pursuant to:

a. California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such

monitoring.

- b. State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: City of Los Angeles

Case No. CPC-2013-1318-GPA

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - JANUARY 1, 2014

(LAST DAY FOR COUNCIL ACTION - DECEMBER 18, 2013)

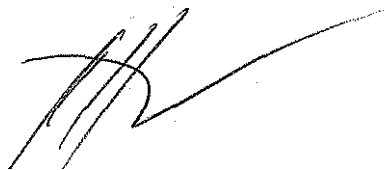
Summary

At a public hearing held on November 5, 2013, the Planning and Land Use Management and Housing Committees considered an update to the Housing Element of the General Plan for the Period 2013 - 2021. Staff from the Department of City Planning and the Housing and Community Investment Department gave the Committees background information on the matter.

After an opportunity for public comment, the Committees amended the objectives and policies of the Housing Element and recommended that Council approve the Housing Element as amended. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HUIZAR:	YES
CEDILLO:	YES
ENGLANDER:	YES



GILBERT A. CEDILLO, CHAIR
HOUSING COMMITTEE

ADOPTED

DEC 03 2013
AS AMENDED
LOS ANGELES CITY COUNCIL

FELIPE FUENTES, VICE CHAIR
HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	YES
WESSON:	ABSENT
BUSCAINO:	ABSENT
PRICE:	ABSENT

-NOT OFFICIAL UNTIL COUNCIL ACTS-

6 A

7 A

MOTION

I MOVE that the matter of ENVIRONMENTAL IMPACT REPORT, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, COMMUNICATION FROM CHAIR AND VICE CHAIR, HOUSING COMMITTEE and RESOLUTION relative to an update to the Housing Element of the General Plan for the Period 2013-2021, Item 7 on today's Council Agenda (CF 13-1389), BE AMENDED to ADOPT the following ADDITIONAL RECOMMENDATION:

INSTRUCT the Planning Department, with the assistance of the Housing and Community Investment Department and the City Administrative Officer, and in consultation with the City Attorney, to prepare a written report with an analysis of major funding options for the increased production of affordable housing. The report will explore the development of a local, permanent funding source for the Affordable Housing Trust Fund (AHTF) and should consider such options as a fee on new development that increases the demand for affordable housing, a voter-approved bond measure, creative funding sources, policy incentives, and/or the dedication of property tax increment previously generated under the now dissolved redevelopment agency (CRA/LA) for affordable housing. The report shall also include an analysis of the Affordable Housing Benefit Fee Study, including policy options, scope, possible provisions and compliance requirements.

PRESENTED BY: 
BOB BLUMENFELD
Councilmember, 3rd District

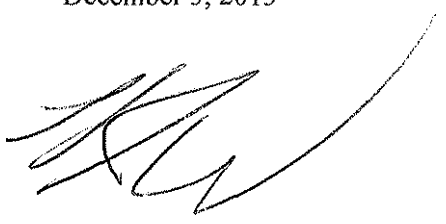
SECONDED BY: 

Amending Motion
ADOPTED

DEC 03 2013

LOS ANGELES CITY COUNCIL

December 3, 2013



ORIGINAL FILED

Housing Element amendments from PLUM 11/5/13

1. Program #120: Add "Target the regular turnover of Permanent Supportive Housing units to place and serve the chronically homeless in those units."
2. Program #122: Add the objective "Report on applicability of Standards for Excellence criteria being developed by Home for Good."
3. Amend Program #127 to replace the Objective with:
"All providers receiving City funding shall participate in HMIS."
4. Amendments to pages 6-11 & 6-12 of Housing Element 2013-2021, draft 9/16/13:

Objective 4.1

Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Policies:

- 4.1.1 Ensure an adequate supply of emergency and temporary housing for people who are homeless or are at a risk of becoming homeless, including people with disabilities.
- 4.1.2 Promote and facilitate programs and strategies that ensure the rapid re-housing of all people who become homeless.
- 4.1.3 Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

[move to 4.2.5]

4.1.4 Target chronically homeless individuals and prioritize the most vulnerable among them for services and Permanent Supportive Housing, including through the coordination of service provision and the efficient access to information so as to rapidly match available services to those in need of services.

4.1.5 Plan for emergency housing needs that will result

from natural or man-made disasters.

4.1.6

Provide housing facilities and supportive services for the homeless and special needs populations throughout the City, and reduce zoning and other regulatory barriers to their placement and operation in appropriate locations.

Objective 4.2

Promote outreach and education to: homeless populations; residents; community stakeholders; health, social service and housing providers and funders; criminal justice system agencies; and, communities in which facilities and services may be located.

Policies:

4.2.1 Provide a high level of outreach targeted to the chronically homeless to inform them of their rights and opportunities to move them from the streets into permanent housing with appropriate support services.

4.2.2 Inform communities about special needs populations in the City and effective approaches to meeting their housing needs.

4.2.3 Strengthen the capacity of the development community to locate, construct and manage housing facilities for the homeless.

4.2.4 In accordance with the federal Hearth Act, target outreach and permanent supportive housing resources to the chronically homeless so as to move them from the streets into permanent housing with appropriate supportive services.

4.2.5 Promote and facilitate a planning process that includes homeless persons, formerly homeless and providers of housing and services for the homeless in order to provide up-to date information for the more effective coordination and use of resources.

**Planning and Land Use Management Committee
Housing Committee**

**November 5, 2013
CPC-2013-1318-GPA**

PROPOSED AMMENDMENTS TO THE HOUSING ELEMENT 2013-2021

Chapter 5: Page 5-3 to 5-4

From 2006 to the end of 2012, building permits were issued for 41,80146,738 net new housing units. If we assume that 2012 development trends continue through June 30, 2014 (end of the RHNA period), the City would have fulfilled approximately 4448% of the estimated new housing construction need as determined by the RHNA allocation.

The majority of the new construction during the 2006-2013 period was for market-rate housing (approximately 7083%). As illustrated in Table 5.1, the new construction of housing units for all income levels fell short of meeting the RHNA goals. The RHNA goals target 57% of all new units for households with moderate incomes or below, whereas only 2417% of the actual new units produced in the prior RHNA served these households.

Table 5.1 New Housing Units by Income Category, 2006 - 2012

RHNA Income Category	RHNA Goal 2006-6/2014	Units Built 2006-2012	% of RHNA met
Very Low Income 31%-50% County Median Income	27,236	<u>4,7484,921</u>	<u>17.418.1%</u>
Low Income 51%-80% County Median Income	17,495	<u>2,7322,933</u>	<u>15.616.8%</u>
Moderate Income 81%-120% County Median Income	19,304	<u>107103</u>	<u>0.56%</u>
Above Moderate Income >120% County Median Income	48,839	<u>34,21438,788</u>	<u>70.479.4%</u>
Total	112,876	<u>41,80146,738</u>	<u>37.041.4%</u>

Source: HCIDLA, DCP.

* This includes 18,286 building permits for new units from January 2006 through December 2012.

Chapter 6: Page 6-5

Table 6.1 Quantified Objectives: January 1, 2014- September 30, 2021

Income Level	New Construction Units - RHNA Allocation	Rehabilitation Units	Conservation/ Preservation Units
Extremely Low-Income	1,730	<u>2,123280</u>	<u>2.373TBD</u>
Very Low-Income	3,834	<u>1,048280</u>	<u>2.432TBD</u>
Low-Income	4,873	<u>1,001540</u>	<u>2.948TBD</u>
Moderate-Income	1,122	<u>300300</u>	<u>100TBD</u>
Above Moderate Income	46,500	<u>740,000*720,000*</u>	<u>250TBD</u>
Total	59,559	<u>744,472721,400</u>	<u>6,103TBD</u>

RESOLUTION

WHEREAS, California Government Code Sections 65580-65589.9 require cities to prepare a Housing Element as a component of each city's General Plan and to revise it regularly on a schedule set forth in the law; and

WHEREAS, the Director of City Planning initiated an amendment to the Housing Element of the General Plan and prepared proposed revisions to the Housing Element for the 2013-2021 planning period ("Housing Element (2013-2021)"), which replaces the Housing Element that covered the period 2006 to 2014; and

WHEREAS the Housing Element (2013-2021) sets forth the housing policies for the City, facilitated the preservation and development of housing, and established programs to accommodate the City's share of the regional housing need in Southern California; and

WHEREAS, the Housing Element (2013-2021) complies with the requirements of State law; and

WHEREAS, the City of Los Angeles has been assigned an allocation of 82,002 new housing units as its share of the regional housing need assessment (RHNA) in Southern California; and

WHEREAS, in accordance with Charter Section 556, the Housing Element (2013-2021) conforms to the purposes, intent and provisions of all the Elements of the City's General Plan; and

WHEREAS, in accordance with Charter Section 558 (b)(2), the draft update to the Housing Element (Exhibit B) conforms with the public necessity, convenience, and general welfare and will not have an adverse impact on the General Plan or any other plans being created by the Department of City Planning

WHEREAS, the Hearing Officer, as a representative of the City Planning Commission held a public hearing on the proposed plan on July 27, 2013; and

WHEREAS, a notice of public hearing was published in the "Daily Journal" on May 30, 2013, in accordance with Section 12.32-C4 of the Los Angeles Municipal Code; and

WHEREAS, the City Planning Commission conducted a public hearing on September 26, 2013; and

WHEREAS, the City Planning Commission, on September 26, 2013, recommended that the Mayor approve and the City Council adopt the proposed Housing Element (2013-2021) with amendments to replace the 2006-2014 Housing Element, and transmitted its recommendation pursuant to the City Charter and the Municipal Code; and

WHEREAS, the City Council's Planning and Land Use Management Committee and Housing Committee, each held a public hearing regarding the Housing Element (2013-2021) in accordance with the City's Charter and Municipal Code; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations on the Housing Element (2013-2021); and

WHEREAS, under CEQA Guidelines section 15164, the City of Los Angeles reviewed the proposed project and determined that the an Addendum to the Final Environmental Impact Report for the Los Angeles Citywide General Plan Framework Element (Framework Element FEIR) (EIR 94-0212, State Clearinghouse Number 1994071030) would adequately describe the environmental setting, impacts, alternatives, and mitigation measures of the Housing Element (2013-2021); and

WHEREAS, on _____ 2013, the City Council: (1) considered the information in the Addendum to the Framework Element FEIR; (2) found the Addendum to the Framework Element FEIR to be adequate for the Housing Element (2013-2021); and (3) found that none of the conditions described in CEQA Guidelines section 15164 to require a subsequent or supplement EIR to the Framework Element FEIR apply;

~~**WHEREAS**, the Council finds that adoption of this resolution is exempt from CEQA because none of the conditions described in CEQA Guidelines section 15164 to require a subsequent or supplemental EIR have occurred or exist since _____, 2008, when the City Council took the CEQA-prescribed actions described above;~~

NOW, THEREFORE, BE IT RESOLVED, that the Housing Element (2013-2021) adopted by the City Council on _____, 2013 and found in compliance with State housing element law by HCD on _____, 2013 be re-adopted to replace the 2006-2014 Housing Element of the General Plan.

Guidelines relating thereto and, that the City Council hereby certifies the Final Environmental Impact Report and instructs that a "Notice of Determination" be filed with the Los Angeles County Clerk and the Los Angeles City Clerk, in accordance with Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970, as amended.

I CERTIFY THAT THE FOREGOING
RESOLUTION WAS ADOPTED BY THE
COUNCIL OF THE CITY OF LOS ANGELES
AT ITS MEETING OF DEC 03 2013
BY A MAJORITY OF ALL ITS MEMBERS.



HOLLY L. WOLCOTT
INTERIM CITY CLERK

BY 
DEPUTY