

HOUSING

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MOTION

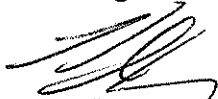
The City of Los Angeles, like many cities in California, faces a severe lack of quality, affordable housing. The shortage of affordable housing contributes to high rates of homelessness, overcrowding, negatively impacts regional mobility, and acts as a disincentive to retaining and attracting new businesses who consider housing affordability as a key factor to attracting a skilled workforce. Los Angeles needs to address the issue of affordable housing in order to meet its full potential.

The City's overall housing goal should be to create livable, mixed-income, and sustainable neighborhoods with a range of housing types, sizes, and costs in proximity to transit infrastructure, jobs, amenities, and services. The City should establish policies that encourage the development of affordable housing, permanent supportive housing, veterans housing, workforce housing, and senior housing to support an adequate supply of ownership and rental housing that is safe, healthy, and affordable to people of all income levels, races, and ages.

Since 2006, 72% of new housing units have been built within ½ mile of fixed rail, rapid transit, or in a designated Regional Center. Providing housing available to all segments of the workforce in proximity to transit infrastructure is an established City objective. New implementation ideas are needed if the City is to fully realize the potential of expanded transit development. In particular, there should be a focus on one-to-one replacement requirement of demolished unit(s) and the inclusion of affordable housing units in projects linked to transit infrastructure, including bus lines, fixed rail, rapid transit, and Metrolink.

Funding available to the City to assist in the provision of affordable housing has been drastically reduced in recent years. With the dissolution of the Community Redevelopment Agency (CRA) and significant reductions in federal and state housing funds, there is a need to identify a permanent source to support the development of affordable housing, including permanent supportive housing, veterans housing, workforce housing and senior housing. Due to the dissolution of the CRA, the City of Los Angeles is receiving additional property tax revenue and a percentage of these funds could be dedicated to the development of affordable housing. For example, the City could support the development of more affordable housing through a modification to the density bonus program around transit infrastructure, an increase of current trip credits provided for affordable housing, and reductions in traffic impact fees and the establishment of a transfer of development rights (TDR) or transfer of floor area. A TDR program allows a site to transfer density and other development rights for the purposes of the preservation of facilitation of affordable housing. The Department of City Planning plans to commission a study in 2014 on the provision of affordable housing near transit infrastructure to better understand the impact of various policy implications. These and other options to encourage the development of affordable housing should be explored.


I THEREFORE MOVE that the City Council direct the Housing and Community Investment Department and the Department of City Planning, with the assistance of the Chief Legislative Analyst and the City Administrative Officer, to develop policy initiatives that could


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encourage the development of affordable housing, permanent supportive housing, veterans housing, workforce housing, and senior housing in close proximity to transit infrastructure.

I FURTHER MOVE that the Housing and Community Investment Department, with the assistance of the Chief Legislative Analyst and the City Administrative Officer, report on possible sources of permanent funding, including the use of the additional tax increment received by the City due to the dissolution of the Community Redevelopment Agency, to support the development of affordable housing, permanent supportive housing, veterans housing, workforce housing, and senior housing.

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