



MIKE BONIN

City of Los Angeles
Councilmember, Eleventh District

November 30, 2021

Chair Marqueece Harris-Dawson
Planning and Land Use Management (PLUM) Committee
Los Angeles City Council
200 N. Spring St., Room 395
Los Angeles, CA 90012

RE: Establishment of a Permanent Mello Act (15-0129-S1)

Dear Chair Harris-Dawson & Honorable Members of the PLUM Committee:

I would like to thank Los Angeles City Planning (LACP) and Los Angeles Housing Department (LAHD) for their tireless efforts in presenting the City with a permanent Mello Ordinance. The City has been working towards this permanent ordinance for over 20 years.

While we are close to a final ordinance, I write today seeking the following modifications to the draft Mello Act Ordinance dated June 08, 2021.

- Revise the definition of a “Major Remodel” in the draft ordinance to align with the definition of a “Substantial Remodel” in the California Tenant Protection Act of 2019 (AB-1482).
- Prohibit the off-site location of required Inclusionary Residential Units upon appeal for a New Housing Development and encourage on-site inclusionary units to the greatest extent feasible.
- Require all Projects to provide the following as part of the LAHD Mello Act Assessment, in addition to the proposed analysis outlined in Section H.6 of the draft ordinance:
 - *“The number of Residential Units which were rented at rates at or below the maximum allowable rent, according to LAHD, for persons or households of Moderate, Low, Very Low, or Extremely Low Income within the past five years.*
 - *The number of Residential Units subject to a recorded covenant, ordinance, or law that restricts rent to level affordable to persons or households of Moderate, Low, Very Low, or Extremely Low income within the past five years.*
 - *The number of voluntary buyout agreements, including but not limited to those made under LAMC § 151.31, offered or entered into the past five years.”*
- Require an Applicant claiming infeasibility to direct the payment of fees for a consultant to LAHD only.
- Require only LAHD to hire and manage the neutral third party consultant selected to conduct a Feasibility Study.
- Include a methodology for LAHD to determine a project’s feasibility of for-sale residential units.

I am looking forward to adopting a permanent Mello Act Ordinance that has real teeth and real enforceability to discourage displacement and promote the creation of new affordable housing opportunities. Thank you for your consideration.

Respectfully,

MIKE BONIN
Councilmember, 11th District

MB:kk:jpd

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