

HOUSING COMMITTEE REPORT relative to strategies for using City-owned land as sites for affordable housing developments.

Recommendations for Council action, as initiated by Motion (Cedillo - Harris-Dawson - Wesson):

1. CONCUR with the recommendations of the Chair and Vice-Chair, Ad Hoc on Comprehensive Job Creation Plan relative to strategies for using City-owned land as sites for affordable housing developments.
2. REQUEST the Mayor's Innovation Team work with the Department of City Planning to include in its report recommendations for pilots on affordable housing, and homeless facilities that can be built on City property, as discussed in recommendation 6D of the joint City Administrative Officer (CAO) and Chief Legislative Analyst (CLA) Comprehensive Homeless Strategy report to the Mayor and Council dated January 7, 2016.
3. DIRECT the Department of City Planning, in conjunction with the Los Angeles Housing and Community Investment Department and any other relevant departments, to prioritize the recommendations of the HOUSE LA Initiative Motions by which would have the largest impact on increasing the City's housing stock, including recommendations 7D, 7K, 7L, 7M, and 8C of the joint CAO and CLA Comprehensive Homeless Strategy joint report.
4. DIRECT the City Clerk to create one Council file for the purpose of consolidating all HOUSE LA Initiative Motions (Council file Nos. 14-0057-S1, 15-1002, 15-1003, 15-1004, 15-1005, 15-1007, and 15-1251) and all forthcoming requested reports.

Fiscal Impact Statement: None submitted. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Entertainment and Facilities Committee waived consideration of the above matter)

SUMMARY

On August 25, 2015, Council considered Motion (Cedillo – Harris-Dawson – Wesson) relative to strategies for using City-owned properties as sites for affordable housing developments. Motion states that the City's adopted Housing Element identifies the need for 82,002 new housing units through 2021. Last October, the Mayor Eric pledged to produce 100,000 new housing units by 2021. Motion movers believe that the City must be creative, innovative, and aggressive in developing alternative housing solutions. One key strategy worth revisiting is the use of City-owned parking lots as sites for the shared development of affordable housing with public parking spaces.

Motion movers go on to state that former Mayor Tom Bradley endorsed the idea of leasing air space above some of the City's 105 parking lots. In the 1980s, several lots were redeveloped with affordable housing above public parking spaces. Today Highland Park is set to unveil an 80-unit housing development built on three City-owned parking lots adjacent to the Gold Line Transit Station. Recently HCIDLA and the Los Angeles Department of Transportation will enter

into an agreement with a non-profit affordable housing developer to create an affordable senior housing project on a City-owned parking lot. Both developments will replace parking spaces serving the public.

Motion movers further state that with more than 100 surface parking lots in various neighborhoods, the City should continue to explore the strategy of using the air-space on City-owned parking lots as opportunities to create shared affordable housing development with public parking. Motion recommends that Council instruct HCIDLA and the CAO report on strategies for using City-owned properties and air space for affordable housing developments. Council referred Motion to the Ad Hoc on Comprehensive Job Creation Plan, the Entertainment and Facilities, and the Housing Committees for consideration.

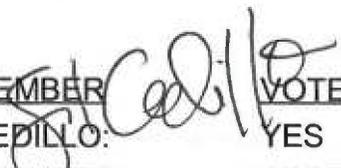
At its meeting held January 20, 2016, the Housing Committee discussed this matter with representatives of the Mayor's Office. Mayor's Office staff indicated that there are City-owned parcels that are available for immediate use. The need exists to consolidate and modernize the sharing of information between City departments to aid the development of suitable properties.

During the public comment period, broad support was expressed for the development of more affordable housing in the City of Los Angeles and for all the HOUSE LA Initiative Motions.

The Housing Committee concurred with the recommendations of the Chair and Vice-Chair, Ad Hoc on Comprehensive Job Creation Plan relative to strategies for using City-owned land as sites for affordable housing developments, as amended to request the Mayor's Innovation Team work with the Department of City Planning to include in its report recommendations for pilots on affordable housing, and homeless facilities that can be built on City property. Committee further recommended that Council direct the Department of City Planning, in conjunction with HCIDLA, to prioritize the recommendations of the HOUSE LA Initiative Motions according to greatest impact on the production of new affordable housing; and, to direct the City Clerk to consolidate the HOUSE LA Initiative Motions.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEPILLO: 	YES
FUENTES:	ABSENT
HUIZAR:	YES
PRICE:	YES
HARRIS-DAWSON:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-