

## MOTION PLANNING & LAND USE MANAGEMENT

The creation and preservation of affordable housing is one of the most important issues facing the City of Los Angeles. In November 2016, the voters overwhelmingly supported Measure HHH to spend \$1.2 billion on housing for the City's vulnerable homeless population, and Measure JJJ to require affordable housing in development projects that seek zone changes and general plan amendments.

Studies continue to show that the underdevelopment of new affordable housing, coupled with the loss of existing rent stabilized units through the Ellis process, is aggravating an already untenable housing situation in Los Angeles. Therefore, we must take every opportunity to not only maximize the amount of new affordable units built but also ensure the maintenance of the existing de facto and de jure affordable units.

Developers of multifamily projects have three options when designing a project: one, they can build fully "by-right" within the parameters of our Planning and Zoning Code; two, they can obtain development incentives through our Density Bonus Ordinance in return for providing the City with much-needed affordable housing; or three, they can ask for these incentives without utilizing the Density Bonus Ordinance. This third scenario is harmful, in that developers receive incentives without providing adequate affordable housing in return.

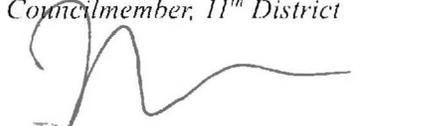
L.A.M.C. §12.28 (Adjustments and Slight Modifications) allows for projects to receive relief from regulations related to yard sizes, height, and density. However this same relief is available under the Density Bonus Ordinance. Due to the fact that State law requiring a one-to-one affordable housing replacement applies only to projects that utilize the Density Bonus Ordinance, developers who seek to remove Rent Stabilization Ordinance (RSO) units from the market are incentivized to utilize L.A.M.C. §12.28 in lieu of the Density Bonus Ordinance.

**I THEREFORE MOVE** that the Department of City Planning report back on: 1) the number and type of projects that have received relief from development standards under L.A.M.C. §12.28 over the past five years, 2) which of those projects could have alternatively received relief from the Density Bonus Ordinance, 3) how many RSO units were lost as part of these projects and how many affordable units could, but were not, created, and 4) recommendations on how to amend our current laws in order to prevent those seeking to avoid utilizing the Density Bonus Ordinance from alternatively obtaining development relief from L.A.M.C. §12.28.

PRESENTED BY:

  
MIKE BONIN  
Councilmember, 11<sup>th</sup> District

SECONDED BY:

  
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