

RESOLUTION **SUBSTITUTE 27**

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed to or pending before a local, state or federal governmental body must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the City of Los Angeles is leading the State of California in incentivizing multi-family development near transit through the passage of Measure JJJ, which was approved by the voters in November 2017; and

WHEREAS, Measure JJJ resulted in the creation of a city-wide program known as Transit Oriented Communities (TOC), which provides both bas allowances and additional incentives to build affordable housing if the project is within a half-mile of transit much like Senate Bill 50 (Wiener); and

WHEREAS, the City has crafted a TOC program that is not allowed within single-family zones and aims to keep the expanded development capacity within commercial and most multi-family zoned parcels; and

WHEREAS, the City is embarking on an aggressive program to update all thirty-five Community Plans, which will provide the vehicle for tailoring the TOC program to each of our unique communities; and

WHEREAS, the City of Los Angeles is already exceeding our Regional Housing Needs Allocation (RHNA) target for market-rate housing through TOC and moving toward our below-market rate housing goals; and


WHEREAS, SB 50 (Wiener) aims to do a version of what Los Angeles' TOC program is doing without respecting the integrity of single-family zoning and other local characteristics; and

WHEREAS, as currently drafted, SB 50 includes terms and implementation concepts that are not yet adequately defined, such as "jobs-rich" and "sensitive communities." Further, SB 50's relationship to other state laws such as the Ellis Act is vague and lacks innovative incentives to increase the amount of affordable housing required in return for development incentives beyond the City's local TOC; and

WHEREAS, the passage of SB 50 would threaten to move Los Angeles backward in "right-sizing" our TOC program to each community through our state-mandated Community Plan Update efforts, thereby impeding our local land use control and thwarting our current efforts to gather community input and support to customize our local incentive program;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program OPPOSITION to SB 50 (Wiener), which would allow the construction of higher-density multi-family housing developments near major transit stops that are out of compliance with local land use regulations and procedures, unless amended to exclude the City of Los Angeles from its provisions and include living wage provisions and protections for construction workers.

PRESENTED BY: 
HERB J. WESSON, JR.
Councilmember, 10th District


PAUL KORETZ
Councilmember, 5th District

SECONDED BY: 

ORIGINAL

APR 16 2019

