

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to short-term and long-term policies and programmatic strategies to address equitable distribution of new restricted affordable housing units within the City.

Recommendations for Council action:

1. APPROVE the recommendations and policy framework contained in the joint report from the Department of City Planning (DCP) and Los Angeles Housing and Community Investment Department (HCIDLA), dated May 21, 2021, attached to the Council file, relative to short-term and long-term strategies to address equitable distribution of new restricted affordable housing units on a citywide basis; and, THEREBY INSTRUCT the DCP and HCIDLA to utilize the 2021-2029 Housing Element Update to promote housing equity, explore a citywide affordable housing policy/ordinance, create targeted fair share zoning allocations by Community Plan Area, and reduce or eliminate barriers to prioritize affordable housing in high resource areas.
2. INSTRUCT the DCP and HCIDLA to report on efforts to effectuate the recommended implementation policies and programs as detailed in the joint DCP/HCIDLA report, dated May 21, 2021, attached to the Council file.
3. INSTRUCT the DCP, HCIDLA, and the Los Angeles Department of Building and Safety to report back every six months on housing production levels, and provide status updates on major milestones related to the implementation of the 2021-2029 Housing Element Update.
4. INSTRUCT the DCP, in coordination with the HCIDLA, to align the City's existing affordable housing incentive programs through the Housing Element Update to address the "missing middle", and to expand how this would work; and, report back on what base/bonus systems the DCP has researched that would incentivize the development of "missing middle" income housing in the same way Transit Oriented Communities and Density Bonus have done for low income housing levels.
5. INSTRUCT the DCP and HCIDLA to incorporate strategies in the PLUM Committee recommendations for Council File Nos. 19-0416 and 20-1042, dated June 29, 2021, attached to the Council files, for the Housing Element Update that would prioritize and create new affordable housing opportunities in higher resource neighborhoods.
6. INSTRUCT the DCP to explore a new methodology upon adoption of the Housing Element Update that would ensure that equity is at the core of future and land use considerations, including the citywide Community Plan Update Program.
7. INSTRUCT the DCP to develop a Rezoning Program, in conjunction with the ongoing Housing Element Update, to address the current housing shortage; and, report back on how the Rezoning Program should be prioritized to require greater allocations of affordable housing in Plan Areas producing the least number of affordable housing units, and also for high employment areas.

8. INSTRUCT the HCIDLA to include in the Housing Element Update recommendations that would minimize displacement of existing tenants, address anti-harassment discrimination, and protect affordable housing covenants; and, to report on their progress in 30 days.
9. INSTRUCT the HCIDLA to establish a renter registry that will allow tenants to sign up for low income housing in their neighborhoods; the HCIDLA would prioritize these covenanted units to the registered households as the units are made available; and, the registry will include household size, the amount paid in rent, and income.

Fiscal Impact Statement: None submitted by DCP nor the HCIDLA. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a Special Meeting held on June 29, 2021, the PLUM Committee considered the joint DCP/HCIDLA report relative to short-term and long-term policies and programmatic strategies to address equitable distribution of new restricted affordable housing units within the City, pursuant to Motion (Cedillo – Harris-Dawson). DCP and HCIDLA staff presented an overview of the matter. A Representative of Council District 6 provided comments in support of initiatives relative to the Housing Element Update, and in support of the work to be performed by City departments through ordinances rather than a ballot measure. After providing an opportunity for public comment, the Committee recommended approval of the recommendations contained in the joint DCP/HCIDLA report, as amended. This matter is now submitted to the Council for its consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
RIDLEY-THOMAS:	YES
LEE:	ABSENT

AXB
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