

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to anti-displacement zones around market-rate or luxury housing developments that contain zero affordable units, and cap rent increases.

Recommendations for Council action, as initiated by Motion (Wesson - Cedillo, et al.):

1. INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA) and the Department of City Planning (DCP), with the assistance of the City Attorney, to prepare and present a draft Ordinance and report that applies to both existing and new tenancies, establishes anti-displacement zones around market-rate or luxury housing developments that contain zero affordable units, and caps rent increases within a two-mile radius for three years, including the following:
 - a. Replacement of kind-for-kind, where existing housing stock consists of two or more bedrooms, and which are proposed to be demolished, all projects must replace the equivalent number of units with 2 or more bedrooms. These units will not be calculated towards density or floor area of a proposed project. Rents for Rent Stabilization Ordinance (RSO) units shall be set at the amount at the time the RSO units were removed from the rental market, with allowable increases permitted by HCIDLA for each year the RSO unit was off the market and/or under construction.
 - b. Projects which do not propose to utilize Density Bonus (DB), Transit Oriented Communities (TOC), or are otherwise 100 percent market-rate, shall be required to set aside a minimum of 30 percent of the units for families possessing Section 8 vouchers for a period of 25 years.
 - c. Projects that provide a minimum of 40 percent of two or more bedrooms within a project, and which utilize DB and TOC, shall receive an equivalent bonus in floor area, irrespective of any existing underlying limitation by a Specific Plan, Overlay Zone, Community Plan Implementation Overlay, or other restriction, where the two bedroom units shall be subject to City's Affordable Housing guidelines together with all other units in the project.
 - d. Projects that provide a minimum of 40 percent or more of two or more bedrooms within a project, any open space (covered or uncovered), active or passive recreation areas, as well as dog runs, landscaped and/or rooftop areas, or other amenities that are accessible to all residents (not including required common areas, including bathrooms, mail rooms, storage, utility areas, trash areas, etc.), shall not be counted towards floor area.
 - e. Establish a program that further incentivized and promotes a dedicated number of units in TOC, DB, or other mixed-income projects to households with Section 8 vouchers for a period of time, such as 15 years.
 - f. Radius shall be one mile.
 - g. Projects and households within the Ant-Displacement Zone, modify HCIDLA tenant

relocation forms and policies to identify the type of units (number of bedrooms and square footage) proposed to be removed from the rental market, to gather information about the number of individuals in the household, income, rent, length of tenancy, primary and secondary contact information, etc. The tenant information shall be made available on a web-based digital platform where tenants will be immediately notified of available restricted covenanted units, units eligible for first right of refusal, housing that meets their criteria for unit size, income, etc. This tenant portal shall be used to connect tenants to real time information on housing being developed in their area, rental applications, and information on applying for and securing Section 8 vouchers.

h. Include an option for tenants and not for profit organizations to purchase housing building from an owner.

2. INSTRUCT the HCIDLA and the DCP, with the assistance of the City Attorney, to report with a status update in two weeks relative to the draft Ordinance as outlined in Recommendation No. 1 of this report.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.
For: Mid-City Neighborhood Council

Summary:

At a regular meeting held on October 29, 2019, the Planning and Land Use Management Committee considered a Motion (Wesson - Cedillo - et. al.) relative to anti-displacement zones around market-rate or luxury housing developments that contain zero affordable units, and cap rent increases. During consideration, Council President Wesson submitted a letter for the Committee's consideration relative to amendments to the Motion. After an opportunity for public comment, and after further deliberation, the Committee recommended that Council adopt the Motion as amended to include the recommendations made by Council President Wesson and the Committee. This matter is now forwarded for Council consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
LEE	YES

AC

-NOT OFFICIAL UNTIL COUNCIL ACTS-