

**PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE RECOMMENDATIONS
JUNE 29, 2021
AGENDA ITEMS 10 (CF 19-0416) AND 11 (CF 20-1042)**

Item 10 ([19-0416](#))

Joint report from the Department of City Planning and Los Angeles Housing and Community Investment Department 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). **(Also referred to the Housing Committee).**

RECOMMENDATION:

(1) APPROVE THE RECOMMENDATIONS AND POLICY FRAMEWORK CONTAINED IN THE JOINT MAY 21, 2021 PLANNING/HOUSING DEPARTMENT REPORT, ON SHORT-TERM AND LONG-TERM STRATEGIES TO ADDRESS EQUITABLE DISTRIBUTION OF NEW RESTRICTED AFFORDABLE HOUSING UNITS ON A CITYWIDE BASIS, AND THEREBY INSTRUCT THE PLANNING/HOUSING DEPARTMENTS TO UTILIZE THE 2021-29 HOUSING ELEMENT UPDATE TO PROMOTE HOUSING EQUITY; EXPLORE A CITYWIDE AFFORDABLE HOUSING INCLUSIONARY 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 PLANNING DEPARTMENT AND HOUSING AND COMMUNITY INVESTMENT DEPARTMENT TO REPORT ON EFFORTS TO EFFECTUATE THE RECOMMENDED IMPLEMENTATION POLICIES AND PROGRAMS AS DETAILED IN THE JOINT MAY 21, 2021 PLANNING/HOUSING DEPARTMENT REPORT.

(3) INSTRUCT THE PLANNING DEPARTMENT, HOUSING AND COMMUNITY INVESTMENT DEPARTMENT, AND THE DEPARTMENT OF BUILDING AND SAFETY TO REPORT BACK EVERY SIX MONTHS ON HOUSING PRODUCTION LEVELS AND PROVIDE STATUS UPDATES ON MAJOR MILESTONES AS IT RELATES TO IMPLEMENTATION OF THE 2021-2029 HOUSING ELEMENT UPDATE.

(4) INSTRUCT THE DEPARTMENT OF CITY PLANNING, IN COORDINATION WITH THE HOUSING COMMUNITY INVESTMENT DEPARTMENT, TO ALIGN THE CITY'S EXISTING AFFORDABLE HOUSING INCENTIVE PROGRAMS THROUGH THE HOUSING ELEMENT UPDATE TO ADDRESS THE "MISSING MIDDLE" AND TO EXPAND ON HOW THIS WOULD WORK. IN ADDITION TO REPORT BACK ON WHAT BASE/BONUS SYSTEMS DCP HAS RESEARCHED THAT WOULD INCENTIVIZE THE DEVELOPMENT OF MISSING MIDDLE INCOME HOUSING IN THE SAME WAY TRANSIT ORIENTED COMMUNITIES AND DENSITY BONUS HAS DONE FOR LOW INCOME HOUSING LEVELS.

(5) INSTRUCT THE DEPARTMENT OF CITY PLANNING AND THE HOUSING + COMMUNITY INVESTMENT DEPARTMENT TO INCORPORATE STRATEGIES IN

THE HOUSING ELEMENT UPDATE THAT WOULD PRIORITIZE AND CREATE NEW AFFORDABLE HOUSING OPPORTUNITIES IN HIGHER RESOURCE NEIGHBORHOODS.

(6) INSTRUCT THE DEPARTMENT OF CITY PLANNING TO EXPLORE A NEW METHODOLOGY UPON ADOPTION OF THE HOUSING ELEMENT UPDATE THAT WOULD ENSURE THAT EQUITY IS AT THE CORE OF FUTURE LAND USE CONSIDERATIONS, INCLUDING THE CITYWIDE COMMUNITY PLAN UPDATE PROGRAM.

(7) INSTRUCT THE PLANNING DEPARTMENT 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 HOUSING COMMUNITY INVESTMENT DEPARTMENT 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 HOUSING COMMUNITY INVESTMENT DEPARTMENT TO ESTABLISH A RENTER REGISTRY THAT WILL ALLOW TENANTS TO SIGN UP FOR LOW INCOME HOUSING IN THEIR NEIGHBORHOODS. HOUSING COMMUNITY INVESTMENT DEPARTMENT WOULD PRIORITIZE THESE COVENANTED UNITS TO THE REGISTERED HOUSEHOLDS AS THE UNITS ARE MADE AVAILABLE. THE REGISTRY WILL INCLUDE HOUSEHOLD SIZE, THE AMOUNT PAID IN RENT AND INCOME.

Item 11([20-1042](#))

Report from the Department of City Planning relative to the creation of a potential ballot measure to update the City's Zoning Code with regards to land use and housing, pursuant to Motion (Martinez - Harris-Dawson), Amending Motion (Martinez - O'Farrell), and (Bonin - Rodriguez). **(Also referred to the Rules, Elections, and Intergovernmental Relations Committee).**

RECOMMENDATION:

APPROVE THE ZONING INITIATIVES (1-3) LISTED IN THE JUNE 2, 2021 PLANNING DEPARTMENT REPORT AS FOLLOWS:

(1) INSTRUCT THE PLANNING DEPARTMENT TO DEVELOP AN EQUITABLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) REZONING PROGRAM (2021-24) WITH THE ONGOING HOUSING ELEMENT 2021-29 UPDATE TO ADDRESS EXISTING AFFORDABLE HOUSING SHORTAGE.

(2) INSTRUCT THE PLANNING DEPARTMENT TO UPDATE CITYWIDE AFFORDABLE HOUSING INCENTIVES PROGRAMS, AND THEREBY EXPAND THE CITY'S AFFORDABLE HOUSING INCENTIVE PROGRAMS SUCH AS, BUT NOT LIMITED TO, DENSITY BONUS AND TRANSIT ORIENTED COMMUNITIES.

(3) INSTRUCT THE PLANNING DEPARTMENT TO CONDUCT A COMMUNITY HOUSING NEEDS ALLOCATION PROCESS TO DIRECT FUTURE COMMUNITY PLAN EFFORTS, AND THEREBY ESTABLISH HOUSING GOALS AND ZONING TARGETS FOR EACH COMMUNITY PLAN AREA BY INCOME CATEGORY.

AND:

(4) INSTRUCT THE PLANNING DEPARTMENT TO PREPARE ANY LAND USE ORDINANCES AND CEQA ENVIRONMENTAL CLEARANCES, TO PRIORITIZE AND CREATE NEW AFFORDABLE HOUSING OPPORTUNITIES CITYWIDE, SUCH AS BUT NOT LIMITED, TO THE FEASIBILITY OF AN INCLUSIONARY HOUSING POLICY/ ORDINANCE (COUNCIL FILE NO. 19-0416).