MOTION

The production of housing is implemented through the adoption of a Housing Element. The 2021-2029 Housing Element is the City’s adopted implementation document which guides the current work program our City will undertake to meet our housing needs. Housing Element Objective 1.2 focuses on, “the production of housing, especially projects that include Affordable Housing…” and to achieve that the City envisions both that it will: “Streamline the housing approval process, particularly for Affordable Housing, throughout City departments” (1.2.5) and “Prioritize the development of Affordable Housing on public land” (1.2.10).

Thanks to Mayor Bass and City Department’s work on Executive Directive 1 (ED1) which changed the review of affordable housing from an average 6 months down to 37 days, housing permit streamlining has already substantially accelerated for affordable housing projects. Additionally the Mayor’s Executive Directive 3 pushes for the maximization of public sites for interim and affordable housing, including an inventory of sites and their constraints.

In reviewing the constraints placed on public land, most public land in the City receives the Land Use and Zoning designations of “Public Facilities Zones” (PF zone). This zoning is a constraint for the production of high density affordable housing, as it states that permanent housing uses can only be permitted on PF land using the zoning densities of nearby zones: “properties abutting, across the street or alley from, or having a common corner with, the subject property.”

This means that land which is intended for the public benefit has the number of future housing units determined by the status of privately owned neighboring lots. If all abutting parcels are zoned as single family housing, or industrial land, then the parcel will be unable to be used for a substantial quantity of apartments without expensive and time consuming zoning changes. It further requires that most housing projects on public land require land use entitlements. Therefore Section 12.04.09 makes it so that the City is the most restricted in its ability to use its own land to build the housing it has committed to prioritize.

I THEREFORE MOVE that the Department of City Planning, with the Assistance of the City Attorney, as part of the implementation program for the current city Housing Element, prepare and present an ordinance which would amend Section 12.04.09 of the Los Angeles Municipal Code to remove zoning and density restrictions that would limit the amount of housing produced in Public Facilities Zones and any City owned parcels for any project where the majority use of the site is for civic purposes and publicly owned permanent affordable housing.

I FURTHER MOVE that a report is prepared by the office of the CAO & CLA identifying the lead department or departments that will lead on the delivery of public housing on public lands, and the roles of each in the design and project management of civic projects which fall under their departmental scope.

SEP 06 2023
PRESENTED BY:

HUGO SOTO-MARTÍNEZ
Councilmember, 13th District

SECONDED BY:

MARQUEECE HARRIS-DAWSON
Councilmember, 8th District