

TRANSPORTATION COMMITTEE REPORT relative to the Los Angeles Administrative Code (LAAC) parking space replacement policy for Los Angeles Department of Transportation (LADOT) parking facilities containing 25 spaces or greater.

Recommendations for Council action, as initiated by Motion (Yaroslavsky – Raman):

1. NULLIFY, effective immediately, pursuant to LAAC Sections 22.482(a) and 22.602, the policy requiring parking space replacement for LADOT parking facilities containing 25 spaces or more transferred to the LAHD for utilization as affordable or supportive housing, as detailed in the October 29, 2019 Memorandum of Understanding governing the parking replacement policy for LADOT Special Parking Revenue Fund Off-Street Parking Facilities. Neither LADOT nor LAHD shall require the replacement of any parking spaces when an LADOT facility is utilized as interim, supportive or affordable housing.
2. INSTRUCT the City Administrative Officer (CAO) to report to Council within 60 days, on all LADOT-owned facilities totaling 25 spaces or greater, by Council District, that will no longer be subject to the parking replacement requirements, along with the current status of any contemplated or in-process affordable or supportive housing developments, along with the annual revenue and utilization rate of each parking facility.
3. DIRECT the LAHD to immediately publicly notify affordable and supportive housing developers of the relevant policy change.

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

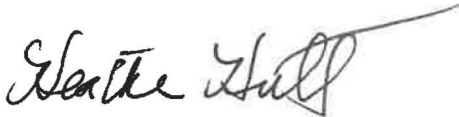
Community Impact Statement: None submitted.

(Also referred to the Housing and Homelessness Committee)

Summary:

On May 10, 2023, your Committee considered a Motion (Yaroslavsky – Raman) relative to the LAAC parking space replacement policy for LADOT parking facilities containing 25 spaces or greater. According to the Motion, on October 29, 2019, the Housing and Community Investment Department (HCIDLA, now the Housing Department, or LAHD), LADOT), and the CAO entered into a five-year Memorandum of Understanding (MOU) outlining the parking replacement policy of LADOT Special Parking Revenue Fund Off-Street Parking Facilities when transferred to LAHD for the purpose of affordable housing development. This agreement sets requirements for the number of parking spaces that an affordable developer must replace depending on the size and utilization rates of the parking facility.

The net effect of this MOU, which has been in effect for 3.5 years, has been to render a number of City-owned parcels financially infeasible for affordable or supportive housing development. With parking structure replacement costs estimated at approximately \$40,000 - \$70,000 per space, these requirements result in the potential to increase costs for affordable housing developers by millions of dollars, leading to several projects languishing for years. With nearly 42,000 Angelenos lacking a home and hundreds of thousands more in dire need of affordable housing, the City should not be tying its own hands on parcels under its control while driving up the already high cost of housing development, particularly when Mayor Bass has issued a State of Emergency on Homelessness and multiple Executive Directives meant to ease the construction of housing on City-owned sites. After consideration and having provided an opportunity for public comment, the Committee moved to concurring with the Housing and Homelessness Committee's April 19, 2023 action, as amended and detailed above. This matter is now submitted to Council for its consideration.



Respectfully Submitted,
Transportation Committee

COUNCILMEMBER VOTE

HUTT:	YES
PARK:	YES
HERNANDEZ:	YES
RAMAN:	YES
YAROSLAVSKY:	YES

ARL
5/10/23

-NOT OFFICIAL UNTIL COUNCIL ACTS-