

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the City of Los Angeles is leading the State of California in incentivizing multifamily development near transit through the passage of Measure JJJ, which was approved by the voters in November 2017, and

WHEREAS, Measure JJJ resulted in the creation of a city-wide program known as Transit Oriented Communities (TOC), which provides both base allowances and additional incentives to build affordable housing if the project is within a half-mile of transit much like SB 50 (Weiner); and

WHEREAS, the City has crafted a TOC program that is not allowed within single-family zones and aims to keep the expanded development capacity within the commercial and most multi-family zoned parcels; and

WHEREAS, TOC is a city-wide approach which itself needs further tailoring to the unique communities within the expansive 503 square miles of the City of Los Angeles; and

WHEREAS, the City is embarking on an aggressive program to update all thirty-five Community Plans which will provide the vehicle for tailoring the TOC program to each of our unique communities; and

WHEREAS, the City of Los Angeles is already exceeding our Regional Housing Needs Allocation (RHNA) target for market-rate housing through TOC and moving toward our below-market-rate housing goals; and

WHEREAS, Senate Bill (SB) 50 aims to do a version of what Los Angeles' TOC program is doing without respecting the integrity of single family zoning and other local characteristics; and

WHEREAS, as currently drafted, SB 50 includes terms and implementation concepts that are not yet adequately defined, such as "jobs-rich" and "sensitive communities." Further, SB50's relationship to other state laws such as the Ellis Act is vague, and lacks innovative incentives to increasing the amount of affordable housing required in return for development incentives beyond the City's local TOC; and

WHEREAS, the passage of SB 50 would threaten to move Los Angeles backward in "right-sizing" our TOC program to each community through our State mandated Community Plan Update efforts, thereby impeding our local land use control and thwarting our current efforts to gather community input and support to customize our local incentive program;

THEREFORE, BE IT HEREBY RESOLVED, that with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-20 State Legislative Program OPPOSITION to SB 50 (Weiner), which would allow construction of higher density multi-family housing developments near major transit stops that are out-of-compliance with local land use regulations and procedures, unless amended to exclude the City of Los Angeles from its provisions.

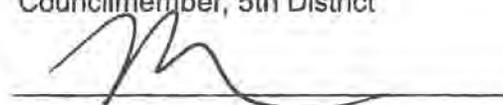


PRESENTED BY:



PAUL KORETZ
Councilmember, 5th District

SECONDED BY:



ORIGINAL

FEB 27 2019