

HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. ENV-2020-6762-EIR, STATE CLEARINGHOUSE (SCH) NO. 2021010130, ADDENDUM (ENV-2020-6762-EIR-ADD1), AND ADDENDUM NO. 2 (ENV-2020-6762-EIR-ADD2), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to codifying housing replacement requirements, strengthening occupant protections, complying with state housing law and establishing reasonable regulations regarding affordable housing development for the protection of residents citywide.

Recommendations for Council action:

1. FIND, in the independent judgment of the decisionmaker, based on the whole of the record including the Housing Element Environmental Impact Report No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 29, 2021, Addendum No. 1 (ENV-2020-6762-EIR-ADD1) certified on June 14, 2022, and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) (collectively, EIR) that no subsequent or supplemental EIR is required; pursuant to the California Environmental Quality Act Guidelines Section 15162 and 15164 to adopt the proposed ordinance; ADOPT Addendum No. 2; and, ADOPT the Mitigation Monitoring Program.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION (Modified Exhibit B.1) to amend the Affordable Housing Incentives Guidelines and approve the proposed Fair Housing Requirements for Affordable Housing.
4. REQUEST the City Attorney to prepare the proposed ordinance as recommended by the LACPC on September 26, 2024 and as modified by the Technical Modifications, submitted to the Council, dated November 13, 2024; amend Chapter 1A, including an ordinance to incorporate the amendments to Chapter I, in Chapter 1A, in the format and style of the New Zoning Code.
5. INSTRUCT the Department of City Planning (DCP) with assistance from the Los Angeles Housing Department (LAHD) to study amending the Resident Protections Ordinance to reflect a 2:1 replacement ratio for projects utilizing the Citywide Housing Incentive Program that are within the boundaries of Low Resource, Moderate Resource and High Segregation and Poverty areas as defined by the California Tax Credit Allocation Committee.
6. INSTRUCT the LAHD to report back on an implementation, funding, and staffing plan for the Anti-Harassment Violators Database, as well as a Replacement Unit Database to ensure relocation and right to return is being effectively implemented.
7. INSTRUCT the City Attorney with assistance from the LAHD to report back on the feasibility of establishing an ordinance, consistent with the Federal Fair Housing Act, to establish a Local Preference Program for residents displaced by incentive programs outlined within the Citywide Housing Incentive Program, State Density Bonus, and any other incentive programs available within the City.
8. INSTRUCT the LAHD to report back on opportunities for the in-lieu fee to be prioritized for a revolving loan to assist small landlords, as defined by the Los Angeles Municipal Code 151.30E, and non-profit developers in making building-wide upgrades or maintenance to preserve affordable and or rent stabilized units.

Applicant: City of Los Angeles, DCP

Case No. CPC-2024-388-CA

Environmental No. ENV-2020-6762-EIR; ENV-2020-6762-EIR-ADD1; ENV-2020-6762-EIR-ADD2

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative Office nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on November 19, 2024, the PLUM Committee considered reports from the LACPC and DCP, and proposed ordinances and a resolution relative to codifying housing replacement requirements, strengthening occupant protections, complying with state housing law and establishing reasonable regulations regarding affordable housing development for the protection of residents citywide. DCP staff provided an overview of the matter. After an opportunity for public comment, the Committee recommended to adopt the Recommendations contained in the DCP report dated November 13, 2024 and the recommendations from Council District One, listed on the letter dated November 19, 2024, as listed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-