

MOTION

PLANNING & LAND USE MANAGEMENT

In Spring, 2023, the City Planning Commission voted on the proposed update to the Boyle Heights Community Plan and forwarded policy recommendations to the City Council. The proposed plan identifies a full range of key community concerns and policy initiatives, including the need to stabilize residential neighborhoods, protect renters, produce affordable housing, retain small businesses, create local jobs, plan for industrial areas adjacent to the Los Angeles River, preserve neighborhood identity and advance environmental justice.

The continuing need for preservation of existing housing at-risk of demolition and protection of tenants facing evictions is real. Boyle Heights today has a majority of renters with 74% of total occupied units being renter-occupied. The community also contains older housing stock with 42% of buildings built before 1940. 71% of all multi-unit housing was built before 1978.

Over 4,300 properties in Boyle Heights and an estimated 15,000 units, over 65% of all units, are subject to the City's Rent Stabilization Ordinance (RSO). In recent years, demolition permits to remove RSO units from the rental market have been filed. Property owners have invoked the State *Ellis Act* to evict tenants. Despite recent changes to state law requiring housing replacement, it is unclear how many housing units are being replaced or permanently lost. One-third of all demolitions in Council District 14 take place in Boyle Heights. Of those demolitions, 35% involve demolitions of RSO units. The threat of displacement of residents is compelling.

Boyle Heights rents are 30% lower than Citywide averages but are growing at a faster rate, increasing 97% since 2000 compared to 61% Citywide (Source: CoStar.com). It is widely known that Los Angeles has the highest share of renter households that are cost burdened of any major city in the country.

Utilizing a typology of displacement, defined as a decrease in the number of low-income households in an area, established by *The Urban Displacement Project*, a research initiative of the University of California, Berkeley, and the University of Toronto, data show that neighborhoods in Boyle Heights are at varying stages of gentrification including those which are at-risk due to ongoing real estate pressures from the redevelopment of downtown Los Angeles and areas to the north such as, Highland Park and Echo Park.

As the Boyle Heights Community Plan update proceeds through the legislative process, there is a compelling and urgent need to establish interim measures to preserve existing affordable housing units at-risk of permanent removal from the rental housing market through evictions and demolitions in Boyle Heights. An interim measure to control the issuance of building and demolition permits is necessary to protect the public safety, health and welfare.



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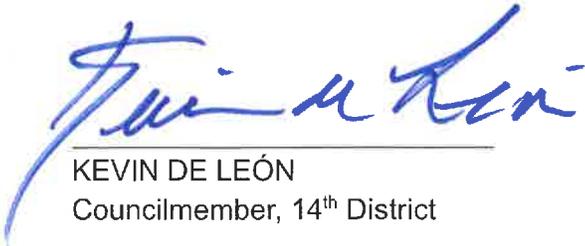
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I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare and present an Interim Control Ordinance (ICO) to prohibit the issuance of any demolition, building, grading, and any other applicable permits involving properties improved with existing occupied residential dwelling units pending adoption of the Boyle Heights Community Plan update.

I FURTHER MOVE that the ICO include an Urgency Clause, making it effective upon publication, and consistent with California Government Code § 65858, the ICO shall run for 45 days, with a 10 month and 15 days extension by Council Resolution, and can be further extended for an additional 1 year, or until the adoption of the appropriate land use regulatory controls have been prepared by the Planning Department, adopted by the Council and become effective, whichever occurs first.

I FURTHER MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, and Housing Department, and in consultation with the City Attorney, to prepare a report with recommendations including, but not limited to, compilation and evaluation of data on demolition and building permits, removal of Rent Stabilization Ordinance units from the rental housing market, and new construction projects during the period from 2010-2023 in the Boyle Heights Community Plan area.

PRESENTED BY



KEVIN DE LEÓN
Councilmember, 14th District

SECONDED BY



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