

MOTION

B3 HOUSING & HOMELESSNESS

On December 16, 2022, Mayor Bass issued Executive Directive 1 (ED 1) to facilitate the expeditious processing of shelter projects and 100 percent affordable housing projects to address the housing and homelessness crisis in Los Angeles. ED 1 exempts these projects from discretionary review as long as these projects do not require any legislative action, such as a General Plan Amendment, zone change, or height district change, or entitlements to modify otherwise applicable objective standards, such as an adjustment, variance, or specific plan exception. ED 1 further required various City departments to create implementation guidelines regarding ED 1 applications and permitting processes. In a report dated November 28, 2023, the Planning Commission recommended approval of a proposed ordinance to amend the Los Angeles Municipal Code to establish procedures and performance standards for administrative approval of 100 percent affordable housing projects (Council File 23-0623-S1).

As the Council continues to deliberate any proposed ordinance to streamline affordable housing projects by codifying ED 1, it is of utmost importance that the City ensure that any streamlined affordable housing project should be in alignment with State labor standards established under newly enacted California housing legislation, including Assembly Bill 785, Assembly Bill 2011, Senate Bill 4, and Senate 423 as well as the labor standards of United to House Los Angeles. Incorporating the prevailing wage, local hire, and healthcare payments for construction workers will prevent widespread exploitation in residential construction. In a report issued in 2014 by the Economic Roundtable, one in six construction workers are in the underground economy, either unreported or misclassified. To support these workers, ED 1 affordable housing projects should require payment of prevailing wages, and payment for worker health care benefits on larger projects over 40 units, among other labor standards. The City should ensure that the frontline construction workers who contribute to the production of affordable housing are also able to afford to live in our local communities.

I THEREFORE MOVE that the City Council instruct the Planning Department and the Chief Legislative Analyst, with the assistance of the City Attorney and Housing Department, to report on language that best incorporates the State labor standards specified in Assembly Bill 785, Assembly Bill 2011, Senate Bill 4, Senate 423 and the labor standards of United to House Los Angeles, into the draft Affordable Housing Streamlining Ordinance (CPC-2023-5273-CA) pending under Council File 23-0623-S1.

PRESENTED BY:


TIM McOSKER

Councilmember, 15th District

SECONDED BY:



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