
주민 보호 조례 (RPO)
시 전역 제안된 코드 수정
PLUM 회의를 위한 프레젠테이션
CF 21-1230-S8

직원들이 발표할 11월 19일의 주요 프레젠테이션 내용은
영어로 제공됩니다. 본 프레젠테이션은 스페인어와
한국어도 제공됩니다.

제안된 주민 보호 조례

시 전역 제안된 코드 수정
PLUM 위원회 회의

의회 파일 21-1230-S8

LOS ANGELES
CITY PLANNING

2024년 11월 19일

주택 대체 요건

철거 필요 사항

1. 기존 또는 철거된 보호 유닛을 새 건물에 동등한 규모와 저렴한 임대료로 건설되어야 합니다.
2. 주거 유닛의 순 손실 없음
주택 개발에만 적용
3. 기존 거주자 보호 장치(다음 슬라이드 참조)

보호된 유닛

이전 5년

임대료 통제 Rent Controlled (RSO)
저소득층 세입자가 거주 중
저렴한 가격의 증서 제한됨

이전 10년

엘리스법 삭제 Ellis Act removals

주 법률과의 주요 차이점

거주자 보호

- 주법에 더 잘 부합하도록 이사 지원 강화
- 세입자 반환 권리 확대
 - ◆ 사전 임대료
 - ◆ 과거와 유사한 유닛

더 강력한 시행

- 사적 조치 권리
- 테넌트 알림 요구 사항
- 괴롭힘 방지 규정 위반자 데이터베이스

RSO 대체

- 1:1 대체
- 더 낮은 소득 수준의 우선 순위 지정

제한적 저렴한 주택

모든 제한적 저가 주택 유닛은:

99년 동안 저렴한 요금제(현재 55년에서 연장)

디자인, 크기 등에 관한 공정 주택 요건 충족

가장 도움이 필요한 사람들에게 제공해야 합니다:

- 공정한 마케팅 및 홍보
- 시 온라인 등록부에 저렴한 주택 등록하기
- 우선순위 인구는 저렴한 유닛에 우선적으로 배정됩니다.

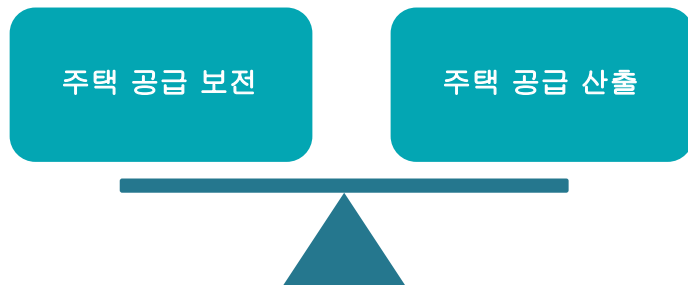


이미지: 브룩스+ 스카르파

* 실현 가능성에 따라 달라질 수 있습니다.

주요 의제: RSO 교체 비율

- 조례는 **RSO 교체 비율 1:1** 을 권장 합니다(현재의 0.65:1과 비교)
- 수렴한 의견은 비율을 2:1로 높이고 교체하는 주택 단위가 기타 저렴성 요구 사항에 포함되지 않도록 하는데 중점을 두었습니다.
- 직원 위탁 연구에 따르면 1:1은 거의 모든 프로젝트에 영향을 미치지 않지만, 2:1은 대부분의 실현 가능 부지에 영향을 미칠 것으로 나타났습니다.



권장 조치

- 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 CEQA Guidelines section 15162 and 15164 to adopt the Proposed Ordinance; adopt Addendum No. 2 and adopt the Mitigation Monitoring Program;
- Request the City Attorney to prepare the Proposed Ordinance as recommended by the CPC on September 26, 2024 and as modified by the Technical Modifications submitted to the City 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;
- Adopt a Resolution (Modified Exhibit B.1, dated November 13, 2024) to Amend the "Affordable Housing Incentives Guidelines" and approve the proposed Fair Housing Requirements for Affordable Housing;
- Adopt the Findings in the CPC Letter of Determination.

감사합니다

담당자 연락처

LACP

Matthew Glesne, Senior City Planner

Julia Heidelman, City Planner

LAHD

Greg Spiegel, Senior Housing Planning and Economic Analyst

Meg Healy, Housing Planning and Economic Analyst

housingelement@lacity.org

Additional Reference Slides

CPC Requested Report Backs

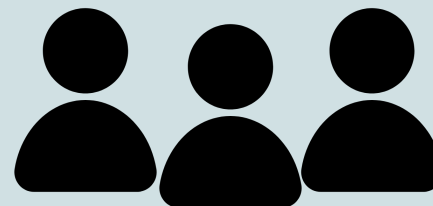
Replacement Ratios

LACP to report back on the **feasibility of increasing the 1:1 replacement ratio for RSO units**, including:

- Potential options
- Impact on project feasibility
- Input from the state department of Housing and Community Development (HCD) regarding Housing Element compliance

Enforcement and Implementation

LAHD to report back with additional details on the **plans, staffing and resources needed** to enforce the protections provided to tenants under the Resident Protections Ordinance



Tenant Notification Requirements

Construction Period

Start of Construction Activity

Tenants are notified of their rights, how to exercise their rights, and are provided owner contact information.

Bi-annual Updates

Updates on project milestones and anticipated Certificate of Occupancy.

Project Milestones

Tenants are notified 180, 90, 30, and 15 days in advance of the anticipated Certificate of Occupancy.

Temporary / Final Certificate of Occupancy

Tenant is notified when the Temporary and Final Certificate of Occupancy is issued.

Lease-Up

Tenant Response (30 days)

Tenants will have 30 days from receiving the Certificate of Occupancy issuance notice to claim their replacement unit.

Unit Hold (60 days)

Once tenant claims their replacement unit, owner will need to hold their unit vacant for 60 days from the date the tenant responds.

Private Right of Action

Goal

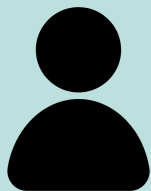
- Provides aggrieved tenants a **framework for pursuing legal action, remedies, and enforcement** against developers who violate their rights pursuant to the proposed ordinance

Remedies

- Tenants **may be awarded** the following:
 - Reasonable attorney's fees and costs
 - Compensatory or punitive damages
 - Civil penalties of up to \$10,000 per violation
- **Penalties may be increased** in the following is cases:
 - Willful violations
 - Tenants are 65 years of age or older

Anti-Harassment Provisions

Anti-Harassment Violators Database Thresholds



1 final court judgment in prior 5 years for unlawful tenant harassment or for wrongfully or illegally evicting a tenant



3 final City TAHO citations in prior 10 years



1 final City TAHO citation at a property in an area with heightened risk of displacement, in prior 5 years

Consequences of Placement in Database

- Withholding or revocation of demolition permits for **5 years** for violators placed on database
- Demolition permit ban will **run with the land** where the TAHO violation took place

Relocation Assistance

The Housing Crisis Act was amended in 2023 to clarify relocation assistance payments

- Requires developer pay relocation assistance to **lower income** tenants/occupants
- Requires assistance equivalent to *California Relocation Assistance Law*, which includes
 - Moving expenses
 - Relocation assistance (to afford a comparable unit for 42 months)
- Proposed Ordinance would create a local formula, as detailed below:



Relocation Assistance Calculations

CHART A: *Applies to evictions due to new development when tenant is at or below low income.*

Household Type	Extremely Low Income	Very Low Income	Low Income	Above Low Income
Tenants Displaced by New Development	\$108,393	\$90,837	\$82,101	See Chart B
*Subject to changes to Voucher Payment Standards and Affordable Rent rates per Section 50053 of the California Health and Safety Code.				

CHART B: *Applies to all no-fault evictions except for new development cases when the tenant is at or below low income.*

Household Type	Less than 3 Years	3 or More Years or Low Income	Mom & Pop Properties (Eviction for Owner/Family Occupancy Only)	Single Family Dwelling owned by natural person (JCO only)
Eligible Tenant	\$10,300	\$13,500	\$9,900	One Month's Rent
Qualified Tenant	\$21,750	\$25,700	\$19,950	

Income / Rent Schedule VI

2024 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2024

	AMI	Net AMI	
2023 Area Median Income (AMI)	\$98,200	\$92,500	Change in AMI from 2023 = 0%
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in Net AMI from 2023 = 0.38%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

Table II: Maximum Allowable Rent Levels

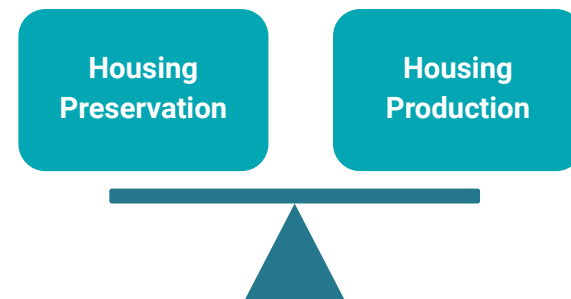
Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$487	\$557	\$627	\$696	\$752	\$808	\$864	\$919
Very Low (50%)	\$812	\$929	\$1,045	\$1,161	\$1,253	\$1,346	\$1,439	\$1,532
Low (60%)	\$975	\$1,114	\$1,253	\$1,393	\$1,504	\$1,616	\$1,727	\$1,838
Moderate (110%)	\$1,787	\$2,043	\$2,298	\$2,553	\$2,758	\$2,962	\$3,166	\$3,370

RSO Replacement Requirements

		Current Practice	Proposed Ordinance
Income Known		Replace units occupied by Lower Income tenants (ELI, VLI, LI)	Replace all units Above Lower Income units replaced with Lower Income Expanded to include Acutely Low Income (ALI)
Income Unknown	Citywide	Replaced at the proportion of Lower Income renters in the City each year (now 65%) Units presumed to be above Lower Income (35%) are not replaced ELI units only included for TOC Projects	All units replaced as Lower Income units (1:1) Units assumed above Lower Income (35%) replaced as Lower Income Always includes Extremely Low Income (ELI)
	Lower Opportunity Areas		All units replaced as Lower Income units (1:1) Units replaced proportionate to Lower Income renters (rather than total renters) 44% ELI, 26% VLI, 30% LI (Sept. 2024 update)

RSO Replacement Ratios

- Ordinance recommends increased 1:1 RSO replacement ratio (compared to 0.65:1 today)
- Feedback has focused on:
 - Increasing the replacement ratio to 2:1,
 - Not counting replacement units towards other affordability requirements
- Increased replacement ratios can impact the balance between housing production and preservation
- Staff commissioned study (AECOM) to evaluate potential impacts of different replacement policies
 - First study showed increasing to 1:1 would not impact most projects
 - Second study Indicates that increasing ratios to 2:1 would impact vast majority of feasible sites



Note: The studies are available in Appendix 3 and via Technical Modification Appendix 3.A of the Staff Report

Extremely Low Income Replacement

- RPO & CHIP are expanding production of ELI units through incentives and replacement policies (see table)
- Additionally, ELI units already make up the majority (55%) of new affordable units in RSO replacement projects, as found in staff commissioned study (AECOM)
- Feedback has focused on defaulting to ELI for replacement when incomes are not known
- Proposed ordinances prioritize ELI units, while still requiring varied income levels in replacement units

ELI Strategies in RPO & CHIP	
RSO Replacement	<p>ELI now required for all project types (previously only TOC)</p> <p>When incomes are known, includes ELI (and ALI)</p> <p>When incomes are not known, requires greater share of ELI in Low Opportunity areas</p>
MIIP Incentives	<p>Encourage ELI units, building on success of TOC program</p>

State Tax Credit Allocation Committee (TCAC) Opportunity Map

