

## Exhibit 1: FINDINGS

### General Plan/Charter Findings

#### *City Charter Section 556.*

In accordance with City Charter Section 556, the subject ordinance is in substantial conformance with the purposes, intent, and provisions of the City's General Plan, in that the ordinance seeks to preserve existing affordable and rent stabilized housing units in Boyle Heights until permanent regulations are established that will provide stronger protections for such units, as well as unit replacement provisions, which will ensure that there is no net loss of affordable or rent stabilized units.

Housing Element Overarching Priorities: Preventing Displacement: Protect Angelenos—especially persons of color and the disabled—from indirect and direct displacement, and ensure stability of existing vulnerable communities.

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.1: Strengthen renter protections, prevent displacement and increase the stock of affordable housing.

Policies 2.1.1: Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.

#### *City Charter Section 558.*

In accordance with City Charter Section 558, the subject Interim Control Ordinance is in substantial conformance with public necessity, convenience, general welfare and good zoning practice in that it will serve to protect covenanted affordable, and rent stabilized housing units within Boyle Heights, until the Boyle Heights Community Plan and its permanent regulations become operative. The Boyle Heights community is experiencing a high level of loss of RSO units, and such units have historically provided stable and affordable housing within Boyle Heights, where household incomes tend to be substantially lower than those within the City at large, and where the effects of household displacement are more likely to further exacerbate the City's ongoing homelessness and climate crisis.

#### *City Charter Section 253.*

In accordance with City Charter Section 253, the proposed ordinance contains an Urgency Clause for the immediate preservation of the public peace, health, and safety, and is effective upon publication. Delaying implementation of this ordinance could create irreversible impacts on vulnerable households within Boyle Heights, placing residents at risk of displacement and homelessness, leading to increased public health risks associated with homelessness.

#### *California Environmental Quality Act*

The City determined that the proposed Interim Control Ordinance (ICO) is exempt from the City's CEQA Guidelines pursuant to Article II Section 2 (m) in that it is only a temporary measure until appropriate land use regulatory controls are established and will not result in any impacts on the physical environment.