

MOTION

On November 16, 2008, Ordinances No. 180218 and 180219 (Council File No 06-1666) became effective establishing the *North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay (NSO) District* in the area generally bounded by the 10 Freeway, 110 Freeway, Martin Luther King Boulevard, and Normandie Avenue, to promote well planned housing to meet the needs of both college student housing and the needs of the surrounding community.

The North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District was established as a land use regulatory tool to protect affordable housing units in the surrounding community by requiring a Conditional Use Permit for the construction or reconfiguration of any one family dwelling or multiple family dwelling units that create at least one dwelling unit with five or more habitable rooms.

Since its implementation twelve years ago, there continues to be a loss of affordable housing within the boundaries of the North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay District. As such, community members and other civic stakeholders are seeking to understand why despite the implementation of land use controls, there continues to be a loss of affordable housing and an overconcentration of student housing near the University Park/Expo Park community.

**I THEREFORE MOVE** that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare a report with recommendations relative to the loss of affordable housing and the overconcentration of student housing near the University Park/Expo Park community as follows:

- (1) Determine how existing city regulations, including Small Lot Subdivisions, can be used to promote housing that serves households of different sizes and income levels in Council District 8's north area neighborhoods.
- (2) Expand the *North University Park-Exposition Park-West Adams Neighborhood Stabilization Overlay* (Zoning Information File No. 2397) boundary area to extend west to Western Avenue and south to Martin Luther King Boulevard, and define "project" to include any one or multiple family dwelling with four or more habitable rooms, and exclude projects defined as co-living or student housing.
- (3) Determine what land use tools, including but not limited to a Specific Plan, could address issues of affordability, design, and housing types to balance the need for family-sized affordable units and rehabilitation of historic homes with student housing and co-living facilities.
- (4) Work with community groups and institutional stakeholders such as but not limited to, the University of Southern California, to analyze and address these issues.

PRESENTED BY:   
MARQUEECE HARRIS DAWSON  
Councilmember, 8<sup>th</sup> District

SECONDED BY: \_\_\_\_\_  
BOB BLUMENFIELD (verbal)  
Councilmember, 3rd District

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