

CPC-2019-7393-CA

EXHIBIT K – Motion (2/3/15) to re-initiate Mello Ordinance

MOTION

PLANNING & LAND USE MANAGEMENT

The Los Angeles rental market is the least affordable in the country, according to a study from UCLA's Zimmer Center for Real Estate published last fall. In the Coastal Zone, access to affordable housing is even more limited than in the City as a whole. As land prices along the coast continue to skyrocket, generations who have worked and lived near the coast can no longer afford to live there. In order to address the particular affordability issues facing the Coastal areas throughout California, the state legislature approved the Mello Act, a statewide law enacted in the 1970s that seeks to preserve, replace, and develop housing for persons and families with low or moderate incomes in California's Coastal Zone.

In 2000, the City Council adopted the *Interim Administrative Procedures For Complying with the Mello Act*. City Council was particularly concerned that every application for a project that triggered the Mello Act, whether discretionary or non-discretionary, receive the proper review. As such, the *Interim Administrative Procedures* spelled out the review process, initial decision maker, forms, supporting documentation, appeal process, and appellate body for Mello Act compliance review. The Departments of Building and Safety, City Planning, and Housing and Community Investment were obligated to administer, enforce, and monitor the provisions of the Mello Act in accordance with these procedures until a permanent ordinance was adopted.

With the increased pace of development in our coastal areas, and in particular within the Venice Coastal Zone, the pressure on affordable housing is as high as it has ever been. The City must do everything it can to ensure that we are protecting affordable housing opportunities.

I THEREFORE MOVE that the Council direct the Planning Department and Housing and Community Investment Department in consultation with the City Attorney to prepare a permanent ordinance to implement the Mello Act, including a requirement for all new housing developments that are subject to the Mello Act to provide affordable housing.

I FURTHER MOVE that the City Council direct the Planning Department and Housing and Community Investment Department to report back within 90 days on the Departments' implementation of the *Interim Administrative Procedures*, for both discretionary and non-discretionary applications. The report should include any applications, forms, financial feasibility analyses, other documentation, determination letters, and appeal procedures currently in place and an analysis of the status of implementation of the *Interim Administrative Procedures*.

I FURTHER MOVE that the Planning Department report back on the status of hiring a third party to review the financial feasibility analysis when analyzing whether or not the affordable units should be provided on-site or off-site, as part of a financial feasibility analysis.

PRESENTED BY: 
MIKE BONIN
Councilmember, 11th District

FEB 3 2015



SECONDED BY: 

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