

HOUSING COMMITTEE REPORT relative to establishing the Livable Communities Initiative (LCI), identified as Program 131 of the City's 2021-2029 Housing Element, along suitable transit-rich corridors; and, related matters.

Recommendations for Council action, pursuant to Motion (Bonin – Raman – Harris-Dawson – de León - Krekorian):

1. DIRECT the Department of City Planning (DCP), with assistance from the Los Angeles Department of Building and Safety, Los Angeles Department of Transportation (LADOT), and other relevant City departments, to report to the Council within 180 days with strategies to establish the LCI along suitable transit-rich corridors, or analogous Citywide regulations, that facilitates mid-scale development, promotes the creation of housing units where they do not currently exist, and creates or enhances existing commercial, mixed-use character. As part of its report, the DCP should consider by-right or administrative development and zoning standards to encourage mid-scale development; including, but not limited to:
 - a. Waivers or reductions of setback, unit floor area, and other development standards.
 - b. An inclusionary housing requirement to increase access to affordable housing.
 - c. A minimum density requirement to promote multifamily, mixed-use development.
 - d. Provisions to encourage greater lot density such as allowing for microunits, shared housing, or increasing floor area ratio allowances.
 - e. The elimination or reduction of parking minimums in "high quality transit areas" or "transit-rich areas".
 - f. Exclusions and/or mitigations for lots located within a Very High Fire Hazard Severity Zone, an identified historic district, or are designated as open space.
 - g. Exclusions for projects that may result in the demolition of buildings subject to the Rent Stabilization Ordinance or the loss of covenanted affordable units.
2. DIRECT the DCP, as part of this report to the Council, to develop a community-driven outreach and engagement strategy that will assist in informing the necessary maps and reports required to identify suitable transit-rich corridors that would benefit from the LCI and complement existing rezoning efforts through the implementation of the Housing Element (2021-2029). This strategy should demonstrate adequate engagement and involvement with marginalized, historically underserved, and/or disadvantaged communities potentially impacted by the selection of suitable corridors.
3. DIRECT the DCP, in coordination with the DCP's Urban Design Studio, to report to the Council within 180 days on options for an administrative clearance procedure for projects eligible for the LCI that outlines objective Design and Development Standards to ensure high quality, contextual design and compatibility with the vision of the LCI outlined in Program 131 of the Housing Element (2021-2029).
4. DIRECT the DCP, LADOT, Department of Public Works, and the Economic Workforce Development Department (EWDD), with assistance from the City Administrative Officer (CAO) and other relevant City departments, to report to the Council within 180 days with options to establish a streamlined, administrative review process that ensures projects eligible for the LCI invest in public right-of-way amenities and infrastructure improvements in order to encourage transit ridership, pedestrian and cyclist safety, and placemaking.

5. DIRECT the EWDD and the CAO, with the assistance of the DCP, Chief Legislative Analyst (CLA), and other relevant City departments, to report to the Council within 180 days on the feasibility of any new regulatory tools, fees, grants, and/or strategies that can help fund substantial public improvement projects along corridors identified by the LCI; including, but no limited to: Social Impact Bonds, Community Revitalization and Investment Authorities, and/or Enhanced Infrastructure Financing Districts.

Fiscal Impact Statement: Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on October 26, 2022, the Housing Committee considered Motion (Bonin – Raman – Harris-Dawson – de León – Krekorian) relative to establishing the LCI along suitable transit-rich corridors, and related matters. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now transmitted to the Budget and Finance Committee, Economic Development and Jobs Committee, Planning and Land Use Management Committee, and Transportation Committee for consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
HARRIS-DAWSON:	YES
LEE:	YES
KREKORIAN:	ABSENT

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-NOT OFFICIAL UNTIL COUNCIL ACTS-