

MOTION

TRANSPORTATION
HOUSING & HOMELESSNESS

On October 29, 2019, the Housing and Community Investment Department (“HCIDLA,” now the Housing Department, or “LAHD”), the Department of Transportation (“LADOT”), and the City Administrative Officer (“CAO”) entered into a five-year Memorandum of Understanding (MOU) outlining the parking replacement policy of LADOT Special Parking Revenue Fund Off-Street Parking Facilities when transferred to LAHD for the purpose of affordable housing development. This agreement sets requirements for the number of parking spaces that an affordable developer must replace depending on the size and utilization rates of the parking facility.

The net effect of this MOU, which has been in effect for 3.5 years, has been to render a number of City-owned parcels financially infeasible for affordable or supportive housing development. With parking structure replacement costs estimated at approximately \$40,000 - \$70,000 per space, these requirements result in the potential to increase costs for affordable housing developers by millions of dollars, leading to several projects languishing for years.

With nearly 42,000 Angelenos lacking a home and hundreds of thousands more in dire need of affordable housing, the City should not be tying its own hands on parcels under its control while driving up the already high cost of housing development, particularly when Mayor Bass has issued a State of Emergency on Homelessness and multiple Executive Directives meant to ease the construction of housing on City-owned sites.

I THEREFORE MOVE that pursuant to the Los Angeles Administrative Code Sections 22.482(a) and 22.602, the policy requiring parking space replacement for Department of Transportation (LADOT) parking facilities containing 25 spaces or more transferred to the Housing Department (LAHD) for utilization as affordable or supportive housing, as detailed in the October 29, 2019 Memorandum of Understanding governing the parking replacement policy for LADOT Special Parking Revenue Fund Off-Street Parking Facilities be nullified effective immediately, and that neither LADOT nor LAHD shall require the replacement of any parking spaces when an LADOT facility is utilized as interim, supportive, or affordable housing.

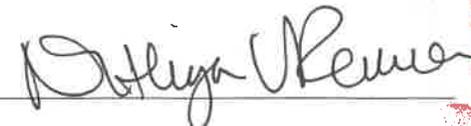
I FURTHER MOVE that Council instruct the City Administrative Officer to report within 60 days on all LADOT-owned facilities totaling 25 spaces or greater, by Council District, that will no longer be subject to the parking replacement requirements, along with the current status of any contemplated or in-process affordable or supportive housing developments.

I FURTHER MOVE that Council direct LAHD to immediately publicly notify affordable and supportive housing developers of the relevant policy change.

PRESENTED BY:


KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY:



MAR 24 2023

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