



KEVIN DE LEÓN
Councilmember, Fourteenth District

April 24, 2023

Submitted Electronically

Councilmember Marqueece Harris-Dawson, Chair
Councilmember Monica Rodriguez, Vice-Chair
Councilmember Katy Yaroslavsky
Councilmember John S. Lee
Councilmember Heather Hutt
Planning and Land Use Management Committee
Los Angeles City Council
200 North Spring Street
Los Angeles, CA. 90012

Re: Updated Technical Amendment - DTLA 2040 Council File No. 22-0617

Dear Councilmember Harris-Dawson and Members of the PLUM Committee:

I am submitting this letter to clarify my Skid Row zoning proposal previously presented in my letter dated April 21, 2023.

Skid Row District

DTLA 2040, as proposed, introduces the "IX1" Use District for a portion of Skid Row. This zone would require that all new housing be "Restricted Affordable Units". I recommend that DTLA 2040 plan establish a zoning policy which preserves the proposed "IX1" Use District, as recommended by the City Planning Commission, while allowing for the future introduction of other housing types, *once* a benchmark of deed-restricted affordable housing has been built, is the sensible approach.

The 2022 Los Angeles Homeless Services Authority (LAHSA) Point-In-Time (PIT) Count identified 4,402 individuals experiencing homelessness in Skid Row: 2,695 who were

unsheltered and 1,707 who were sheltered in some type of temporary housing. Determining how many of these individuals live in the proposed IX1 area is difficult due to the lack of detailed data, but the PIT shows that **1,588 homeless individuals live in the two census tracts (2063.00b and 2063.00c) which cover the entirety of the IX1 area.**

As of the writing of this letter, there are **a total of 1,500 planned affordable housing units in the pipeline in the broader Skid Row area.** Of these total planned units, **1,056 units will be built within the boundary of the IX1 area.** If one wanted to open solely the amount of affordable housing to serve unsheltered individuals in the IX1 area, an additional 444 units of new construction and/or rehabilitated units need to be delivered. However, due to the recent evictions due to the COVID19 Pandemic and news of an undercount during the last PIT count, a more conservative number should be used. **1,000 new units, on top of the 1,500 in the pipeline, would provide 2,500 new covenanted affordable housing units in Skid Row.** These new units in the pipeline would add to the **over 4,000 existing covenanted permanent supportive housing units and 610 beds in Skid Row today.**

I believe that establishing a goal of entitling, completing construction, and opening an additional 1,000 affordable housing units in the Skid Row area, in addition to the 1,500 in the pipeline now, would provide sufficient affordable housing to serve the unhoused living in the IX1 area now - while also providing units to address the potential increase in the unsheltered due to the expiration of COVID-19 tenant protections, as predicted by LAHSA.

My amendment would require that upon recordation of affordable housing covenants of **2,500 restricted affordable housing units**, which includes both the 1,500 units already in the pipeline and 1,000 new units, the City would initiate a zoning review. The Housing Department would track the number of units covenanted and upon covenanting 2,500 units, notify the Director of Planning to transmit to the City Planning Commission a recommendation on a zone change to allow for the development of other housing types. At that time, public hearings would be held to solicit stakeholder input as the City revisits the IX1 zone and the opportunity to introduce other housing types in Skid Row.

I urge the Committee to adopt the updated amendment noted below.

Updated Amendment:

6. Request the City Attorney, in consultation with the Department of City Planning, to prepare an ordinance with the following provisions:

- a. Amend the CPIO to include a subarea for the portions zoned in the IX1 Use District in the Downtown Community Plan Area, and the area bounded by 3rd Street on the north, Alameda Street on the east, 7th Street on the south, and Main Street on the west, and require in that area, upon the recordation of affordable housing covenants of 1,000 restricted affordable housing units

- within the Skid Row area, in addition recordation of covenants of 1,500 units already in the pipeline, for a total of 2,500 units, the initiation of a zone change ordinance to modify the 100% affordable housing requirement on dwelling and live/work uses in IX1 Use District; and
- b. Require the Housing Department to track the number of units covenanted within the area and, upon the covenanting of 2,500 total restricted affordable housing units, notify the Director of Planning.
 - c. Instruct the Director of Planning, upon receipt of Housing Department's notification, to transmit to the City Planning Commission a recommendation on a zone change to allow the development of other housing types pursuant to the zone change process required by the Charter and LAMC at the time of the Director's transmittal, as well as any necessary and related General Plan and code amendments.

Respectfully,

A handwritten signature in black ink, appearing to read "Kevin de León". The signature is fluid and cursive, with a large initial "K".

KEVIN DE LEÓN
Council District 14