

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to conducting Phase II of the Citywide Inclusionary Zoning Study; and related matters.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. AUTHORIZE the General Manager, Los Angeles Housing Department (LAHD), or designee, to:
  - a. Execute a contract amendment with BAE Urban Economics (Contract No. C-139957). The amendment will increase the contract amount by \$37,195 from the Housing Impact Trust Fund, Fund No. 43/59T, Appropriation Account No. 43TA44 - Policy Studies, to provide funding for the second phase of the Inclusionary Zoning Study in substantial conformance with the draft pro forma Agreement contained in the LAHD report dated May 25, 2023, attached to Council file No. 18-0315, subject to contractor's performance, funding availability and approval of the City Attorney as to form.
  - b. Prepare Controller instructions and any necessary technical adjustments consistent with Mayor and City Council actions, subject to the approval of the City Administrative Officer; and, INSTRUCT the Controller to implement the instructions.
2. AUTHORIZE the Controller to transfer \$162,805 from the LAHD Housing Impact Trust Fund, Fund No. 43/59T, Appropriation Account No. 43TA44 - Policy Studies to Fund No. 43/59T Appropriation Acct No. 43W168 – Department of City Planning (DCP) / Fund No. 100/68, Account No. 003040, Contractual Services, to provide funding for the Linkage Fee Market Study update and Phase II of the Inclusionary Zoning Study.
3. DIRECT the LAHD and DCP, upon completion of the Phase II study finding financial feasibility, to prepare recommendations for a proposed ordinance that would amend any necessary sections of the City Zoning Code to effectuate a citywide inclusionary zoning policy that incorporates any relevant recommendations and policy considerations resulting from the Phase II Inclusionary Zoning Study, while evaluating any potential impacts to affordable housing zoning incentives and/or fees.
4. DIRECT the DCP, in collaboration with the LAHD, and the City Attorney, to prepare and present a draft ordinance to amend such sections of the City Zoning Code to effectuate a citywide inclusionary zoning policy as detailed in Recommendation No. 3 above.

Fiscal Impact Statement: The LAHD states that there is no impact to the General Fund. The \$200,000 to conduct the second phase of the inclusionary study will be funded through the City's Housing Impact Trust Fund, Fund No. 43/59T, Appropriation No. 43TA44 - Policy Studies, and has already been approved by the Linkage Fee Oversight Committee and City Council, per Council file No. 17-0274.

Community Impact Statement: None submitted

### SUMMARY

At the meeting held on June 21, 2023, your Housing and Homelessness Committee considered a LAHD report relative to conducting Phase II of the Citywide Inclusionary Zoning Study; and related matters.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the LAHD report, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

## HOUSING AND HOMELESSNESS COMMITTEE

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

LV 6.21.23

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**