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CITY OF LOS ANGELES

CALIFORNIA



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HELEN GINSBURG
Chief, Council and Public Services Division

Council file No. 04-0637

April 21, 2004

Mercedes Marquez, General Manager
Los Angeles Housing Department
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017

Robert R. "Bud" Ovrum, Chief Executive Officer
Community Redevelopment Agency
354 South Spring Street, Suite 800
Los Angeles, CA 90013

Con Howe, Director of Planning
Planning Department
City Hall, 5th Floor
Los Angeles, CA 90012

Rockard J. Delgadillo, City Attorney
City Hall East, Room 800
Attn: Cecilia Estolano

Greg Nelson, General Manager
Department of Neighborhood Empowerment
334-B East Second Street
Los Angeles, CA 90012

RE: PROPOSED INCLUSIONARY ZONING ORDINANCE

On April 14, 2004, the Planning and Land Use Management Committee and Housing, Community and Economic Development Committee held a joint special meeting to consider the attached Motion (Reyes-Garcetti -Padilla -Villaraigosa - Miscikowski) and policy matrix relative to a proposed inclusionary zoning ordinance for the City of Los Angeles.

After an extensive public hearing on the Motion and matrix, the joint committee expressed conceptual support for an inclusionary zoning ordinance. The Committee further expressed that a mechanism should be provided to allow input from all community stakeholders in the City. To this end, the joint Committee requested clarification from City staff to address concerns expressed by Committee members, and the public, as follows:

1. INSTRUCT Los Angeles Housing Department (LAHD), in working with the Planning Department, City Attorney and the Community Redevelopment Agency (CRA) to report back to a joint meeting of the Planning and Land Use Management (PLUM) and Housing, Community and Economic Development (HCED) Committees in approximately six weeks (May 26, 2004) on their assessment of the pros and cons of the proposed policy matrix attached to the Motion, and any clarifying questions and concerns regarding any aspects of the proposed inclusionary zoning ordinance.



proposed inclusionary zoning ord.

2. INSTRUCT the LAHD to study the proposed in-lieu fee and opt-out provisions, and determine if such provisions will fulfill or detract from the goal of producing both affordable and market-rate housing units on a citywide basis.
3. INSTRUCT the LAHD with the assistance of the Department of Neighborhood Empowerment (DONE) to create a mechanism to provide a copy of Motion (Reyes- Garcetti - Padilla -Villaraigosa - Miscikowski), the policy matrix and the Committee's communication to affected City Departments, to community stakeholders, including but not limited to, Neighborhood Councils, CRA Citizen Advisory Committees (CACs) and Project Area Committees (PACs), representatives of the building industry and business community and others who have expressed interest in the proposed policy through the public hearing process, to allow an opportunity for further input, questions and comments.
4. INSTRUCT the LAHD, with the assistance of other City Departments as necessary, to determine any impacts to the City's Affordable Housing Trust Fund and/or the City's General Fund.
5. INSTRUCT the LAHD, with the assistance of the Planning Department and other City Departments as necessary, to identify any incentives not already included in the policy matrix to promote the production of affordable housing in transit-dependent areas, transportation nodes and corridors.
6. INSTRUCT the LAHD, with the assistance of the Planning Department and the CRA, to provide information on creating incentives for developers to produce housing developments that serve a range of income groups - from very-low, low and moderate income groups - as well as market-rate housing in locations with a high concentration of low-income residents.
7. INSTRUCT the LAHD, with the assistance of the Planning Department, to report on the distribution of affordable housing production in the City to date, including the location, percentage of units built, housing characteristics and type (e.g. multi-family residential and single-family residential) and related statistics.

Please forward the original and one copy of any reports to the Office of the City Clerk, Room 395, City Hall, 200 N. Spring Street, Los Angeles, CA 90012.

If you have any questions regarding this matter, please contact me at (213) 978-1068.

Sincerely,



Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

ATTACHMENTS: Motion and Proposed Policy Matrix

proposed inclusionary zoning ord.

cc: Councilmember Ed P. Reyes, Chair,
Planning and Land Use Management Committee - Attn: Gerald Gubatan

✓ Councilmember Eric Garcetti, Chair,
Housing, Community and Economic Development Committee - Attn: Beatrice Hsu

Ronald F. Deaton, Chief Legislative Analyst (CLA)
Attn: Paul Smith and Roberto R. Mejia