

MOTION

PLANNING & LAND USE MANAGEMENT

Los Angeles and California are suffering from a housing crisis, and the *affordable* housing crisis has reached extreme and epic levels. The Los Angeles rental market is one of the least affordable in the country. Existing affordable housing is under assault. Families are being displaced from their long-time homes and neighborhoods, contributing to homelessness.

This problem is particularly acute in coastal areas, where the cost of land and rents have skyrocketed. Protecting, preserving and creating affordable housing in the Coastal Zone is the mandate of the Mello Act, approved by the state legislature in 1982.

In 2000, the City Council adopted "Interim Administrative Procedures For Complying with the Mello Act." The City Council was particularly concerned that every application for a project that triggered the Mello Act, whether discretionary or non-discretionary, receive the proper review. As such, the Interim Administrative Procedures spelled out the review process, initial decision maker, appeal process, and appellate body for Mello Act compliance review. The Departments of Building and Safety, City Planning, and Housing and Community Investment were involved with the administration of the provisions of the Mello Act, in accordance with these procedures until a permanent ordinance was adopted. Nearly 20 years later, City Council has yet to enact a permanent ordinance.

With the increased pace of development in our coastal areas, and in particular within the Venice Coastal Zone, the pressure on affordable housing is as high as it has ever been. The need for tough and enforceable affordable housing rules in the Coastal Zone are as necessary as ever. The City must do everything it can to ensure that it is protecting affordable housing opportunities. In 2015, with the cooperation of Council District 11 and affordable housing activists, city department began work on revising and strengthening regulations as they worked on a draft permanent ordinance. It is time to approve such an ordinance.

The permanent Mello ordinance for the City of Los Angeles should be tougher and more comprehensive than the interim guidelines, doing even more to protect, preserve and promote affordable housing in the Coastal Zone. A permanent ordinance should use the Interim Administrative Procedures as a starting point and a baseline, and go further, strengthening the current process, closing loopholes that may exist, and maximizing affordable housing preservation and creation in the Coastal Zone. A permanent ordinance should require all new housing developments that are subject to the Mello Act to provide affordable housing.

I THEREFORE MOVE that the Council direct the Planning Department and Housing and Community Investment Department, in consultation with the City Attorney, to prepare and present a permanent ordinance to implement the Mello Act, including a requirement for all new housing developments that are subject to the Mello Act to provide affordable housing.

PRESENTED BY: 
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SECONDED BY: 

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