

MOTION

Through the implementation of the policies and programs set forth in the 2013- 2021 Housing Element, the City is pursuing the production and preservation of housing for all residents and will strive to meet its RHNA goal of 82,002 new units by October, 2021. Of that, a goal of 1,122 Moderate-income households (81-120% AMI) has been set but has not yet been reached.

The Adaptive Reuse Ordinance was originally adopted in 1999 (Ordinance No. 172571) for the Downtown area to enable the conversion of underutilized commercial buildings into new uses including apartments, condominiums, live/work lofts, and hotels. In 2003, the Adaptive Reuse Ordinance was expanded as the 'Adaptive Reuse Incentive Areas Specific Plan' (Ordinance No. 175038), to include Chinatown, Lincoln Heights, the Hollywood Community Redevelopment Project area, certain portions of the Wilshire Center/Koreatown Community Redevelopment Project Area, and Central Avenue South of the 10 Freeway and north of Vernon Avenue. Adaptive reuse projects located within these Specific Plan areas do not require a project permit compliance review. The Adaptive Reuse Ordinance was further expanded in 2003 to enable conversions citywide if adaptive reuse projects are located in the C (Commercial) and R5 (Multiple Dwelling) zones, with a Zoning Administrator approval. The R5 zone is the most intense multiple dwelling zone, and situated in Downtown and Century City.


Adaptive reuse has been a success story in the city since 1999, when the city enacted the ordinance, thereby allowing much needed housing. Now, with more Angelinos working from home, the city has the opportunity to adaptively reuse more types of buildings for affordable housing.

Vacant and underutilized commercial buildings within the city should become viable candidates for affordable housing, and this can be done by expanding the Adaptive Reuse Ordinance to allow eligible conversions *by-right* beyond those located in the six Specific Plan Incentive areas if they meet the following proposed criteria: (1) All new apartments and condominiums shall be deed-restricted to Moderate income households, 81 percent to 120 percent of Area Median Income; (2) The ground floor shall remain commercial; (3) Linkage Fees are waived; (4) Live/work, Artists- in- Residence, and hotel projects are not eligible for this incentive; and (5) The building is at least five years old.

Expanding the Adaptive Reuse Ordinance to projects that meet the proposed enumerated criteria would preserve a neighborhood's character by keeping existing buildings intact and repurposing them as living space at a fraction of the cost of new construction, and thereby expanding the affordable housing footprint in the city, where many are locked out of the housing market where a median price house costs \$650,000, and the median monthly rent for a one bedroom apartment is \$2,412.

I THEREFORE MOVE that the Council instruct the Planning Department, with the assistance of the Department of Building and Safety, the Los Angeles Housing and Community Investment Department and City Administrative Officer as to its feasibility, and in consultation with the City Attorney, to prepare and present an ordinance to update the Adaptive Reuse Ordinance to allow eligible conversions *by-right* beyond those located in the six Specific Plan Incentive areas (Ordinance No. 175038), if they meet the following proposed criteria: (1) all new apartments and condominiums shall be deed-restricted to Moderate income households, 81 percent to 120 percent of Area Median Income; (2) The ground floor shall remain commercial; (3) Linkage Fees are waived; (4) Live/work, Artists- in- Residence, and hotel projects are not eligible for this incentive; and (5) The building is at least five years old.

PRESENTED BY:


PAUL KORETZ
Councilmember, 5th District

SECONDED BY:

MIKE BONIN FOR MARQUEECE HARRIS-DAWSON (verbal)
Councilmember, 8th District

DEC 1 5 2020