

PLANNING AND LAND USE MANAGEMENT AND HOUSING COMMITTEES' REPORT relative to the implementation of State Law Senate Bill (SB) 330, the Housing Crisis Act of 2019.

Recommendations for Council action:

1. ADOPT Motion (Bonin - Koretz) relative to the implementation of State Law SB 330, the Housing Crisis Act of 2019 and INSTRUCT the Departments referenced in the Motion to specifically respond to the questions raised in the Motion, attached to Council file No. 20-0047.
2. INSTRUCT the Department of City Planning (DCP), Los Angeles Department of Building and Safety (LADBS) and the Los Angeles Housing and Community Investment Department (HCIDLA) to report back in 30 days with a staffing plan to implement and monitor SB 330.
3. INSTRUCT the DCP, LADBS, HCIDLA, and City Attorney to report back in 30 days on the following:
  - a. The feasibility to apply SB 330 provisions to administrative and ministerial (also known as *by right*) projects in the City.
  - b. The one-to-one ratio replacement-unit process; including that the replacement units are separate, distinct, and in addition to affordable housing units required by any existing incentive programs, such as Density Bonus.
  - c. The *Right to Return* monitoring process to ensure that individuals are not negatively impacted, for example, that tenants return to the same size apartment unit, not a lesser size, and include a discussion as to income guidelines, inclusive of those who are *moderate-income*.
  - d. What other cities have done or are doing to implement SB 330.
  - e. The penalties and/or potential actions that can be taken against a landlord; and the feasibility and ease of incorporating a *right of action* for tenants through a judicial enforcement pathway through the legal system.

Fiscal Impact Statement: None submitted by the DCP, LADBS and HCIDLA. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For: Central Hollywood Neighborhood Council

Summary

At a regular meeting held on February 18, 2020 the Planning and Land Use Management Committee considered reports from DCP, a joint report from DCP, LADBS and HCIDLA and Motion (Bonin - Koretz) relative to the implementation of State Law SB 330, the Housing Crisis Act of 2019. Staff from the DCP, LADBS and HCIDLA provided an overview of the matter and answered questions by the Committee members. At its regular meeting on September 9, 2020, the Housing Committee concurred with the actions taken by the PLUM Committee. After an opportunity for public comment the Committees recommended to adopt the Motion and provide additional instructions for the above referenced Departments to report within 30 days.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
BLUMENFIELD:	YES
PRICE, JR.:	YES
CEDILLO:	ABSENT
LEE:	YES

LC 02/18/20

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	YES

KK 9/9/20

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**