

City Zoning Code Update / Ballot Measure Report (CF: 20-1042)

Planning and Land Use Management Committee
June 29, 2021

Background

- Prepared in response to Council motion introduced by CM Martinez in August 2020
- The motion specifies that the measure should:
 - **Address the City's shortage of housing** as well as the City's Regional Housing Needs Assessment (RHNA) obligation.
 - Be modeled after the **Transit Oriented Communities (TOC)** Affordable Housing Incentive Program to incentivize broader community benefits such as additional **affordable housing, high paying jobs, parks and open space and improvements to mobility and public space.**
 - Lead to an **equitable distribution of new housing** around the city based on high quality jobs, transit, and historic housing production.

Background Continued

- The motion was amended CMs Martinez/O'Farrell and a second time by CM Bonin. Amendments request the report to consider
 - **Other options** that can be taken to streamline housing production in the Zoning Code in addition to consideration of a ballot measure, such as through the **Housing Element Update** and accompanying **RHNA Rezoning program**.
 - Environmental and environmental justice impacts of housing policy;
 - How to prevent the development of a “glut” of luxury housing;
 - How to prevent gentrification and displacement;
 - Required infrastructure capacity and investments to support new housing; and
 - How a ballot measure would impact or be impacted by CEQA, and by ongoing updates to community plans and the citywide Housing Element.

Report Summary

Report Outline & Key Findings

Ballot Measure Option

- Ballot measures offer a useful tool for certain types of discrete issues.
- The range of topics discussed in the Council Motion may be too complex to craft into a ballot measure.
- A ballot measure would require the preparation of CEQA analysis.
- There may be a fiscal impact depending on the ballot cycle in which any potential measure would appear.

Potential Equitable Zoning Initiatives

- Clear objectives are emerging in the Housing Element Update around **addressing the housing crisis in a way that advances racial equity and access to opportunity, protects vulnerable Angelenos from displacement and promotes sustainability and resilience.**
- As part of these initiatives, three likely draft Housing Element programs relevant to this report were identified as potential zoning measures to address the issues raised by the motion.

Recommendations



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- **Pursue an Equitable RHNA Rezoning Program (2021-2024).** Direct the Housing Element's Rezoning Program to focus on higher opportunity areas with good job and/or transit access, and include protections for tenants and vulnerable communities, as well as environmentally sensitive areas.
- **Update Citywide Affordable Housing Incentive Programs (2021-2022).** Update and expand the City's affordable housing incentive programs (including Density Bonus, TOC, among others) to include a wider array of areas and project types and stronger community benefits
- **Conduct a Community Housing Needs Allocation Process (2022-2023) to Direct Future Community Plan Efforts.** As part of the current Housing Element update, adopt a program for the future update to the City's General Plan growth strategy to create a new community housing needs assessment methodology to establish housing goals and zoning targets for each Community Plan Area, by income category.