

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to strengthening affordability requirements, establish a Low-Rise Bonus tied to meaningful income restricted set asides, and explore additional incentives for the development of 100 percent affordable housing projects.

Recommendations for Council action, as initiated by Motion (Jurado - Padilla):

1. INSTRUCT the Department of City Planning (DCP), to initiate and present a code amendment to the Low-Rise Ordinance to establish a Low-Rise Bonus that grants any project in the Low-Rise Incentive Area a form limited density, 3.0 Floor Area Ratio, and up to 4 stories in height in exchange for an affordability set aside of either 8 percent extremely low income units, 12 percent low income units, or 50 percent moderate income units, pursuant to Exhibit 2B: Recommendations for Deeper and More Affordability pursuant to Amending Motion 4C (Council file No. 25-1083), attached to the Los Angeles City Planning Commission Report dated May 19, 2026, and as adopted by Council on June 3, 2026.
2. INSTRUCT the DCP to prepare a report with recommendations on the feasibility of including additional incentives for 100 percent affordable housing projects in Low-Rise Incentive Areas.
3. INSTRUCT the DCP to provide quarterly reports to Council relative to the Low-Rise Ordinance regarding the City's progress towards meeting SB 79 capacity targets where the law applies; utilize BuildLA and/or another public facing dashboard pursuant to Council file No. 25-0572 to detail information regarding project-type submittals, planning approvals, permit issuances, and certificate of occupancy issued broken down by Senate Bill (SB) 79 qualifying station areas; and provide timely, concurrent status updates on the progress of local alternative plans and share recommended adjustments to the Low-Rise Ordinance as needed. These updates should include proposals for stronger incentive structures that improve financial feasibility and support deeper levels of affordability. This report shall replace the annual SB 79 reporting obligations detailed in adopted Instruction No. 7 in the PLUM report adopted by the City Council on June 3, 2026.
4. INSTRUCT the DCP, initiate and present a proposed ordinance amending the Low-Rise Ordinance to allow an at grade parking option in the Performance Standards when parking is located behind a primary facade and screened from view.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At its regular meeting held on June 23, 2026, the PLUM Committee considered Motion (Jurado – Padilla) relative to strengthening affordability requirements, establish a Low-Rise Bonus tied to meaningful income restricted set asides, and explore additional incentives for the development of 100 percent affordable housing projects. During the meeting, technical amendments provided by Council District 14 were read into the record. After an opportunity for public comment, the Committee recommended to adopt the Motion as amended. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-