

MOTION

Los Angeles is experiencing a severe homeownership affordability crisis. The cost of purchasing a home is beyond the reach of most working- and middle-income households including the heart of Los Angeles's essential workforce such as teachers, nurses, transit operators, and municipal staff. First-time buyers and those who prefer buying and living in more densely populated housing typologies are also negatively impacted.

The *Stanford Center on Longevity* reports that expanding accessible homeownership directly empowers individual residents by accumulating intergenerational wealth, establishing a financial safety net, accessing tax advantages, and increasing community investment.¹ More homeownership also directly benefits the City of Los Angeles by expanding the municipal property tax base, generating recurring transfer tax revenue, and protecting more City residents from rental displacement and turnover.²

Starter home options such as condominiums, townhomes, and small-lot subdivisions represent the most accessible pathways to unlock homeownership and long-term financial stability in the City. However the City rarely sees proposals for new, for-sale, housing projects because housing developers are heavily disincentivized to build for-sale projects due to elevated risks, construction costs, and the City's time-intensive map review processes.

The City has also supported major reform efforts at the State level that were expected to boost condominium construction but both died.³ The Department of City Planning is also currently advancing CHIP, the Missing Middle Los Angeles (MMLA) initiative, and leading the implementation of several State Laws that have successfully produced more rental housing, however additional strategies are needed to create smaller and more attainable ownership opportunities.

The City's condominium entitlement process is particularly ripe for reform. An otherwise by-right housing development becomes subject to full discretionary procedures, along with all the time, risk and cost associated with that process. California Government Code Section 66428(b) provides authority for cities to waive subdivision map requirements for certain new-construction condominium projects (not conversions), creating an opportunity for Los Angeles to establish a simpler, quicker, and more assured entitlement pathway.

I THEREFORE MOVE, that the Department of City Planning, with the assistance of the Department of Building and Safety, and the Bureau of Engineering, within 30 days, to draft an ordinance to utilize the City's authority under State law to establish simplified and expedited processing procedures for eligible new-construction condominium and ADU

¹ Stanford Center on Longevity, Home Ownership Analysis, Stanford Sightlines Project, Stanford Univ. See: <https://longevity.stanford.edu/home-ownership-2/>.

² Research by the Local Initiatives Support Corporation (LISC) shows that small-lot townhomes are 42 percent cheaper than adjacent single-family homes, and subdividing lots into separately owned units can expand the City's property tax base by \$500 million to \$1.5 billion over 20 years.

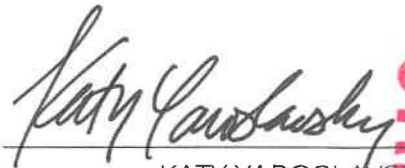
³ Assembly Bills 1903 and 1406

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condominium projects. The ordinance should identify and address all streamlining possibilities including but not limited to:

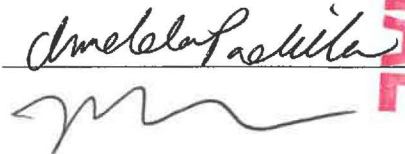
- An administrative procedure for waiving parcel, tentative, and final map requirements including a streamlined process for making the statutory findings required by California Government Code Section 66428(b), including but not limited to requirements as to site area, design, floodwater drainage control, public road access, sanitary sewage disposal, water supply availability, and environmental protection;
- Opportunities to eliminate duplicative review requirements currently imposed through the City's condominium and subdivision review processes such as building permits, zoning review, utility review, or other permitting processes, while maintaining applicable health, safety, infrastructure, and other substantive requirements; and
- Streamlined coordination of subdivision, condominium-plan, building-permit, and Certificate of Occupancy processes.

PRESENTED BY:



KATY YAROSLAVSKY
Councilwoman, 5th District

SECONDED BY:



ORIGINAL