

TRANSPORTATION COMMITTEE REPORT relative to amending the Los Angeles Administrative Code (LAAC) revising the advisory duties assigned to the Board of Transportation Commissioners in connection with Exclusive Negotiation Agreements and Disposition and Development Agreements.

Recommendations for Council action, pursuant to Motion (Hernandez – Jurado):

1. REQUEST the City Attorney to prepare and present an Ordinance amending Section 22.484g(A)7 of Division 22, Chapter 20, Article 5 of the Los Angeles Administrative Code (LAAC), as follows:

The Transportation Commission shall have the power, duty and responsibility of advising the coordination, direction, and management of all matters with respect to the acquisition, and thereafter the management, of all public off-street parking places by the City except for those parking facilities which are under jurisdiction or control of departments controlling their own funds and any facilities, and the instruction the City Council and Mayor has authorized for temporary or permanent use as a housing or homeless program.

Notwithstanding the authority provided to the Department of General Services in Chapter 21 of Division 22 of this Code, the Los Angeles Housing Department shall have charge, superintendence and control of all City-owned real property, the use of which currently is or is approved by the City Council and Mayor to be for affordable housing development purposes, projects or activities. Responsibility for the maintenance and operations of the site shall remain with the Department of Transportation until the Ground Lease. or similar agreement, is executed and the Los Angeles Housing Department, or its designee, has provided the Department of Transportation with 30 days notice of intent to proceed with the project or program.

2. INSTRUCT the City Administrative Officer (CAO), with support from the Los Angeles Department of Transportation, to update the Asset Evaluation Framework (Council File No. 12-1549-S3) to reflect the removal of the Board of Transportation Commissioners from relevant approval processes.

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

Community Impact Statement: None submitted

Summary:

On October 7, 2026, your Committee considered a Motion (Hernandez – Jurado) relative to amending the LAAC to revise the advisory duties assigned to the Board of Transportation Commissioners in connection with Exclusive Negotiation Agreements and

Disposition and Development Agreements. According to the Motion, the City has consistently reaffirmed the necessity and desire to build housing and especially affordable housing, to deter the eviction-to-homelessness pipeline and meet local housing demands. For over a decade, there have been consistent efforts to identify city-owned land for affordable housing development, ongoing work to streamline permitting, and sustained executive and legislative efforts to make the City a more affordable place to live.

Despite these efforts, there remains ambiguous wording within the administrative code that has been used to halt or slow the development of necessary and life-saving affordable housing on City-owned land. LAAC Section 22.484g has slowed multiple affordable housing projects because of the advisory duties assigned (A)7 to the Board of Transportation Commissioners - allowing for this appointed body to overturn or delay both Exclusive Negotiation Agreements and Disposition and Development Agreements that have been approved by both the Council and Mayor.

While the need for parking is frequently cited to justify overturning decisions approved by the Mayor and City Council, rejecting a ministerial affordable housing project simply for utilizing a standard, on-menu incentive, such as a parking reduction, is legally indefensible and a wasteful use of public resources. Blocking housing during an ongoing crisis places our city at serious risk of losing vital state funding for affordable housing. The overarching mandate across the City, County, and State is clear: we must prioritize housing development at all affordability levels to serve our residents. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,
Transportation Committee

COUNCILMEMBER VOTE

HUTT:	YES
PARK:	YES
HERNANDEZ:	YES
PADILLA:	YES
NAZARIAN:	YES

ARL
10/7/26

-NOT OFFICIAL UNTIL COUNCIL ACTS-