**April 2024 Land Use Report**

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 **Articles of Interest**

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**April PlanCheck meeting recording and chat:**

 <https://drive.google.com/drive/folders/1B0XobgKyIeYJf0dGNetuTaAFIIzUf4Wj?usp=sharing>

Featuring City Attorney Hydee Feldstein Soto and in the second hour the LA City Planning Dept housing team on updates to the Housing Element (see #3 below)

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1. **Council File: 23-0002-S110 (Blumenfield)** AB 2230 (Bennett) / California Anti-Trust Laws / Institutional Investors / Property Purchase / Anti-Competitive Practices / Residential Housing / Investigation and Prosecution

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0002-S110>

Adopted by the LA City Council on March 22, the measure establishes a formal LA City position of support for AB 2230, introduced by Assemblymember Bennett and sponsored by LA City Attorney Hydee Feldstein Soto which would clarify that California’s anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anti-competitive behavior.” By passing this measure, support for Ab 2230 will be included in the City’s 2023-2024 State Legislative Program.

Although the Council has adopted the motion of support, CIS statements of support for the file are still desired. (Public comments from individuals are also welcome/invited.)

**Motion: To support CF 23-0002-S110, which establishes a Los Angeles City position of support for AB 2230, the Residential Housing Unfair Practices Act of 2023, as introduced by Assemblymember Steve Bennett (D-Oxnard) on Feb. 8, 2023.**

**➢ Rationale: Given the dearth of affordable housing in California’s populous metropolitan**

**areas and the amount of homelessness through the state, California should be able to**

**prevent unfair housing practices from contributing further to the situation.**

**To post a public comment to the Council File:** <https://cityclerk.lacity.org/publiccomment/?cfnumber=23-0002-S110>

**The State Measure:**

 AB 2230 (Bennett) / California Anti-Trust Laws / Institutional Investors / Property Purchase / AntiCompetitive Practices / Residential Housing / Investigation and Prosecution: <https://legiscan.com/CA/text/AB2230/id/2921337>

The measure has been referred to the Assembly Judiciary Committee

As institutional investors with vast resources continue to purchase residential property in California, they are limiting the ability of individuals and families to compete for that very limited housing stock.  This is a significant contributor to the affordable housing crisis in California, and to homelessness throughout the state.

To solve this problem, AB 2230 would clarify that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anti-competitive behavior.

**The LA City Council Resolution** moved by Bob Blumenfield and seconded by Katy Yaroslavsky. Adopted 3/22 by Council:

WHEREAS, any official position of the City of Los Angeles, with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council; and

WHEREAS, California is currently experiencing a housing and affordability crisis that disproportionately affects low-income households and historically disadvantaged communities. For example, 55% of very low-income households, and 23% of low-income households, are spending over half of their income on rent, compared to 6% of moderate-income households; and

WHEREAS, although the lack of affordable housing stock contributes to the lack of affordability, market distortions make the existing crises more pronounced in rent burdened communities. Despite owning 3.6% of apartments and 1.6% of rental homes nationally, institutional investors can still have adverse impacts. A Washington Post report in 2022 found that some zip codes in Los Angeles, Oakland, Sacramento, San Francisco, San Jose, and San Diego saw an increase in investors purchased properties, with one zip code in Los Angeles seeing as many as 48% of properties sold that year being bought by investors; and

WHEREAS, the same Washington Post report found that "30 percent of home sales in majority Black neighborhoods went to investor." The U.S. Department of Housing and Urban Development's Office of Policy Development and Research has noted that institutional investors have concentrated their purchases in low-income communities throughout the U.S., and were 68% more likely to file for eviction, compared to small landlords; and

WHEREAS, California residents have experienced the effects of this steady increase of investor owned properties. In San Diego, one group bought 66 relatively low-rent apartment buildings that resulted in rent increases between 7% and 201%; and

WHEREAS, as institutional investors, with vast resources, continue to purchase property in California, they can potentially limit the ability for individuals and families to compete for the limited housing stock available. The growing role of algorithms as a tool for property owners to adjust their rental or sale price, and consolidation of properties at the zip code level requires scrutiny to ensure that the housing market is not being manipulated; and

WHEREAS, Assembly Bill (AB) 2230 (Bennett), introduced on February 8, 2024, would clarify that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anticompetitive behavior; and WHEREAS, California anti-trust law already makes it illegal for two or more persons to restrain trade, fix prices or production, or reduce competition, and AB 2230 would ensure proper enforcement against anticompetitive practices in housing; m 1 9 2024

NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT for AB 2230 (Bennett) which would clarify that California's anti-trust laws can be applied to anti-competitive practices occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute anticompetitive behavior.

**Background information:**

Although this is a sponsored Bankrate article, it contains hyperlinks to other sources and does a good job of describing the elements of the housing crisis that AB 2230 (Bennett) seeks to cure. How real estate investors affect the housing shortage [https://www.bankrate.com/real‐estate/how‐investors‐affect‐housing‐shortage/](https://www.bankrate.com/real%E2%80%90estate/how%E2%80%90investors%E2%80%90affect%E2%80%90housing%E2%80%90shortage/)

\*\*Additional background articles can be found at the end of this report under “Articles of Interest”\*\*

**References to similar state legislation:**

**AB 2584** Single-family residential real property; corporate entity: ownership (2023-
2024).
Existing law provides that real property within the state is governed by the law of this
state, except where title is in the United States. Existing law generally regulates the
obligations of owners with respect to real property. This bill would prohibit a business entity that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an interest in another single-family residential property and subsequently leasing the property. The bill would authorize the Attorney General to bring a civil
action for a violation of these provisions, and would require a court in a civil action in which the Attorney General prevails to order specified relief, including that the business entity pay a civil penalty of $100,000 for each violation and that the business entity sell the property to an independent third party within one year of the date that the court enters judgment. The bill would define various terms for these purposes.
Status: Pending

**SB 1212** Investment Entities: purchasing, acquiring, or leasing interests in housing.
Existing law provides that all property has an owner, whether that owner is the
state and the property is public, or the owner is an individual and the property is
private.
This bill, on and after January 1, 2025, would prohibit an investment entity, as
defined, from purchasing, acquiring, or leasing an interest, as defined, in a
single-family dwelling or other dwelling that consists of one or 2 residential units
within this state. The bill would provide that a purchase, acquisition, or lease of
an interest in housing in violation of this prohibition is void. The bill would define
“investment entity” as a real estate investment trust or an entity that manages
funds pooled from investors and owes a fiduciary duty to those investors. The bill
would exempt nonprofit organizations and other entities primarily engaged in the
construction or rehabilitation of housing from the definition of “investment
entity.”
Status: Pending

**AB 1333** Residential real property: bundled sales.
Existing law prescribes various requirements to be satisfied before the exercise
of a power of sale under a mortgage or deed of trust and prescribes a procedure
for the exercise of that power. Existing law, until January 1, 2031, for purposes
of the exercise of a power of sale, prohibits a trustee from bundling properties
for the purpose of sale, instead requiring each property to be bid on separately,
unless the deed of trust or mortgage provides otherwise. Existing law also
prohibits specified institutions that, during their immediately preceding annual
reporting period, as established with their primary regulator, foreclosed on 175
or more residential real properties, containing no more than 4 dwelling units,
from conducting a sale of 2 or more parcels of real property containing one to 4
residential dwelling units, inclusive, at least 2 of which have been acquired
through foreclosure under a mortgage or deed of trust. This bill would prohibit a developer of residential one to 4 dwelling units, inclusive, from conducting a sale of 2 or more parcels of real property containing one to 4 residential dwelling units, inclusive, in a single transaction to an
institutional investor, as defined, if the occupancy permit was issued on or after January 1, 2025.

**AB 889** Business entities: landlords: reporting requirements (2021-2022).
This bill sought to require landlords who hold rental property in the name of a
corporation or limited liability company to report the identity of the beneficial owners
of the property to the California Secretary of State.
Status: Failed in the Senate Judiciary Committee

**AB 1771** The California Housing Speculation Act: income taxes: capital gains: sale
or exchange of qualified asset: housing (2021-2022).
This bill sought to impose an additional tax on “qualified taxpayers” at specified
rates on the neg capital gain from the sale or exchange of real property.
Author Statement:
“California's unprecedented housing affordability crisis demands us to put all ideas
on the table and utilize both conventional and unconventional approaches to making
homes attainable again for working families. In 2021, housing prices jumped
statewide by approximately 20%. At the same time, a market analysis of Southern California transactions estimated that 51% of the growth of sales were to short-term investors, carving out a record high 18% of transactions away from would-be homeowners. As we work on supply constraint challenges, cash-only investors are increasingly confiscating the limited supply of housing and beating out Californians looking to purchase a home. Short-term acquisitions of property are attractive to investment – yielding safe returns on stable assets for them but producing no new attainable housing and increasing the prices for all comparable property in a region. If there is not a disincentive to stabilize the market, these patterns will continue in
cycles to come. AB 1771 uses tax policy to change behavior so speculators are specifically putting their profits at risk and decide to invest elsewhere, leaving more doors open for traditional homeowners to have their bids accepted. By placing a 25% income surtax on the profits gained on a property's appreciation within three years, a rate that would depreciate in full to year seven, we can level the playing field. Homes are places for people and families to live, and allow them to preserve and grow their wealth. Homes should not be a quick investment trade – activity that is creating a market failure benefitting those with incredible means, pushing prices up, and leaving everyone else further out of reach from homeownership.”
Status: Failed in the Assembly Committee on Revenue and Taxation (was heard but
no vote taken).

**References to similar federal legislation:**

**The Preventing the Algorithmic Facilitation of Rental Housing Cartels Act of 2024.**

In the midst of a crisis of housing availability and affordability, housing providers are
now using algorithms to collude to further increase rents for American families. This
algorithmic price fixing is raising rents nationwide at a time when people are
becoming unhoused at increasing rates, rents across the country have gone up nearly
30%, and housing costs remain one of the highest inflation indicators.
Specifically, this bill would:
• make it unlawful for rental property owners to contract for the services of a
company that coordinates rental housing prices and supply information, and
designate such arrangements a per se violation of the Sherman Act;
• prohibit the practice of coordinating price, supply, and other rental housing
information among two or more rental property owners;
• make it unlawful for two or more coordinators to merge where a merger
creates an appreciable risk of materially lessening competition; and
• allow individual plaintiffs to invalidate any pre-dispute arbitration agreement
or pre-dispute joint action waiver that would prevent their bringing a suit
under this act.

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**If the public or members of the Board personally would like to submit a letter to the Assembly Judiciary Committee to help to show support for the bill to help it pass from committee to the Assembly floor, feel free to adapt the following sample letter:**

The Assembly Judiciary Committee

California State Assembly

Sacramento, CA 95814

Re: AB 2230 (Bennett) - Residential Unfair Housing Practices Act - SUPPORT

To the Assembly Judiciary Committee:

[On behalf of \_\_\_\_\_\_\_,] I/we are writing in support of Assembly Bill 2230 (Bennett). This bill will clarify

that California’s antitrust laws can be applied to anti-competitive practices occurring in residential

housing, and would clarify that City Attorneys may investigate and prosecute anti-competitive behavior.

California is currently experiencing a housing and affordability crisis that disproportionately affects low-

income households and historically disadvantaged communities. For example, 55% of very low-income

households, and 23% of low-income households, are spending over half of their income on rent,

compared to 6% of moderate-income households. This problem is made worse by the fact that more

and more properties available for sale in California are being purchased by institutional investors.

AB 2230 would clarify that California’s antitrust laws can be applied to anti-competitive practices

occurring in residential housing, and would clarify that City Attorneys may investigate and prosecute

anti-competitive behavior. In San Diego, one investor group bought 66 relatively low-rent apartment

buildings that resulted in rent increases between 7% and 201%. And Los Angeles saw one zip code have

as many as 48% of properties sold that year to institutional investors.

As institutional investors, with vast resources, continue to purchase property in California, they can

potentially limit the ability for individuals and families to compete for the limited housing stock

available. Large investment companies are exacerbating the home-inventory shortage by buying up the

most affordable properties and renting them out, making it even harder for individuals and families,

especially first-time homebuyers, to have a shot at homeownership, and this activity is causing rent to

skyrocket.

The growing role of algorithms as a tool for property owners to adjust their rental or sale price, and

consolidation of properties at the zip code level, requires scrutiny to ensure that the housing market is

not being manipulated.

AB 2230 provides that protection to all California residents.

AB 2230 is needed now, as the U.S. Department of Housing and Urban Development’s Office of Policy

Development and Research has noted that institutional investors have concentrated their purchases in

low-income communities throughout the US, and were 68% more likely to file for eviction compared to

small landlords. This is happening all over California, and if this problem is not solved our affordable

housing crisis will continue to grow.

For these reasons, we are proud to support AB 2230, and we are grateful for your commitment to

protect Californians’ ability to have a fair opportunity for reasonable rents and homeownership in

California.

Sincerely,

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**1B) NOTE: To submit letters of comment, support or opposition on pending State legislation, you need to first open an account with** **California Legislature Position Letter Portal** which is found at: <https://calegislation.lc.ca.gov/Advocates/faces/profile.xhtml>

This site was designed to facilitate the submission of position letters to committees as bills move through California’s legislative process. The site is still a work in progress and we are striving to provide you and committees with features that streamline the overall position letter process.

Who should use this site? Anyone wishing to submit a position on a California Legislative bill can use this site. Please note we have three categories of registrants:

1. Registered Lobbyists with the Secretary of State
2. Organizations – an individual affiliated with an organization
3. Individuals

#### How Do I Get Started?

After completing a one-time [registration](https://calegislation.lc.ca.gov/Advocates/faces/register.xhtml) to obtain a username and password, log in to submit your position letter as a registered lobbyist, organization or individual seeking to communicate your views to the bill author’s staff as well as the committee that will be hearing the bill.

For a list of site FAQs, click [here](https://calegislation.lc.ca.gov/Advocates/faces/faq.xhtml).

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 **2. Council File 23-0172 Housing and Religious/Faith-Based Institutions** <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0172>

Adopted 4/3/24 with one no vote (Park) and one absent (Krekorian)

When CF 23-0172 was originally presented, SB 4 was in the California State Legislature but had not yet been adopted. That measure was adopted and took effect January first. SB 4 makes it easier for religious and non-profit educational institutions

The City Council file requested a report from the Planning Department with recommendations regarding religious institutions within the Fifth Council District and current land use/zoning on these parcels, along with updates on “State or local incentives that currently exist that are feasible toward and/or expedite the development of affordable and supportive housing, and the impact of SB 4” if adopted. The measure also instructed relevant City staff “to request input from affordable housing developers, the co-sponsors of SB 4, and religious institutions that have developed or are in the process of developing on-site affordable housing, to include recommendations in their report for creating affordable and supportive housing on property owned by faith-based institutions.”

The report from the Planning Dept can be found at: <https://clkrep.lacity.org/onlinedocs/2023/23-0172_rpt_plan_3-11-24.pdf>

The analysis showed that “there is a significant amount of land owned by faith-based organizations (FBO) and nonprofit independent higher education institutions (non-public) that could be eligible for streamlining incentives and affordable housing development under SB 4.” However, it also stated that there were still barriers that could hinder development of affordable housing on the identified sites. It suggested additional measures that the City could adopt. They include: Allowing SB 4 related projects to be placed on “sites not currently zoned for multifamily housing.” “ Allowing affordable housing development to occur on select single family sites owned by Faith Based organizations (FBO) and Higher Education (HED) sites will lead to more affordable development in areas with lower land intensity uses, which tend to be higher resource areas in Los Angeles.”

The report further advocates for additional density, height and floor-to-area be permitted for these projects in conjunction with local density bonus and affordable housing incentive programs. Finally, while SB 4 grants by-right development rights to 100% affordable housing projects (with up to 5% of units available for staff of the respective institution, and up to 20% of units may be for moderate income households). Those projects do not require a zone change, zone variance or conditional use and will not be subject to CEQA. However, the Planning Dept. report suggests that more flexibility of affordability requirements be allowed. The report recommends the removal of SB 4’s requirement that institutions must have owned the development site by January 1, 2024 thus permitting institutions to purchase land for development.

The City’s proposed CHIP (Citywide Housing Incentive Program) includes the Affordable Housing Incentive Program (AHIP) which contains “incentive-based strategies to facilitate by-right affordable housing production on underutilized parking (P) zones, Public Facility (PF) zones and sites owned by faith-based organizations (FBO). The Chip’s FBO sub-strategy “would offer density, height, and parking incentives as defined in state density bonus law.” “Furthermore, the FBO sub-strategy is proposing additional Floor area ratio (FAR) incentives and more flexible eligibility requirements, to address some of the barriers and constraints in the bill (SB4) and align with the city’s affordable housing streamlining strategy (e.g. Executive Directive 1 and the pending Affordable Housing Streamlining Ordinance).

The data presented on SB 4 Eligibility of Sites showed that of the FBO sites in CD 5 potentially eligible, 12 % were single family zoned FBO sites, 37% were multifamily zoned FBO sites. 71.5% were potentially eligible for SB 4. 98% of the FBO Sites in CD 5 are in high or highest resource areas. The total FBO site square footage on the eligible FBO sites in CD 5 is 2.5 million. A full list of potentially eligible and not eligible sites for all Council Districts is included in the report as well as a number of appendices and a “Map of Faith Based Owned Land in Los Angeles.” The report notes that the list of FBO properties may not be complete because some do not contain a house of worship or associated parking lot.

A quick look at the map reveals the possible omission of a number of FBO locations. The maps should be reviewed carefully to make corrections as needed. Projects constructed under the FBO program would NOT be subject to SB 4’s requirements to provide prevailing wages to construction workers. The projects as proposed by the Planning Dept. could have as few as 60% of units dedicated to lower income housing. 20% may be restricted to moderate or lower income levels and a maximum of 20% may be Unrestricted. No parking is required for projects within ½ mile of transit. (Those projects also fail to provide any EV charging facilities and/or ADA parking). For those not in close proximity to transit, .5 (1/2) space per unit would be required. (One might suggest a higher ratio that has a relationship to the number of moderate and unrestricted units (and the size of units) in a project.)

**Motion**: To adopt a CIS to oppose the recommendations in the report presented by the Planning Department related to CF 23-0172, Religious Institutions/Faith-Based Owned Property/Affordable Housing/Supportive Housing/ Development/Land Use/SB4 (Wiener).

The \_\_\_\_ Neighborhood Council is opposed to the recommendations contained in the report presented in response to CF 23-1072.

The \_\_\_NC is opposed to a number of recommendations contained in the report submitted in response to CF 23-0172, including the recommendations that:

 --Faith based institutions be permitted to purchase properties for development as opposed to maintaining SB 4’s requirement that properties be owned prior to Jan. 1, 2024.

 --FBO projects be permitted by right on R1 properties

 --FBO projects fail to protect established HPOZ areas.

 --FBO projects override community plans and permit spot zoning (by right).

The proposed program fails to adopt the site criteria to define site applicability by SB 4. It fails to address the potential for new religious organizations to form to take advantage of this program and does not address potential co-ownership/partnerships for development, the future sale of properties developed under the program, etc. There are many questions and concerns that must be addressed, and it is unfortunate that the Council voted on this measure before there was meaningful community outreach and the opportunity to consider public input.

Further, while the motion was introduced as one exclusive to CD 5, it now appears that it is moving forward as a Citywide initiative. Yet, it was presented as a CD 5 item on the Council agenda.

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| **3.****HOUSING ELEMENT and proposed programs to meet Housing Element / RHNA goals**Following the 2022 certification of the City’s 2021-2029 Housing Element, City Planning staff has been working to develop and implement the programs identified in the[Plan to House LA](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUc5FiQM0W4p795QUXx1h-Zuo_SLIhI0iHc2WobQwdbMaMC-YeR4LI800vpGN0UVUvdwNkEDof1JTz8H5WeP8L9wJgGitSZ0Xs9Itt6vPBEf21LfqeygENHPIBQXeVvmRL0_HdTzSjd1VZ&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==). The Plan identified that there is a significant housing need in Los Angeles, reflected by high rents, overcrowded conditions, and increasing housing instability. The [Citywide Housing Incentive Program](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcygWF-4FSfjHJhh0sn-pFGWtnDPIXNlChJOUzjvEcMOCtoFxXJzYWek6C9vC-f7KuFL2NIfSA6IIBTG50Y0QPks_jIOs8Maze2XXFO_Ku6jyO3qmOaV1fQyFr1sWH2Bxc_yH9pTutAy2HfZ7MqtyAlcaeM8C08X_Sg==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==) (CHIP) aims to address the City of Los Angeles' significant housing needs by providing greater housing access to meet its state housing obligations. The CHIP will be implemented through one or more zoning code amendments developed simultaneously over a two-year period (2023-2025). To learn more about the program click [here](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcygWF-4FSfjHJhh0sn-pFGWtnDPIXNlChJOUzjvEcMOCtoFxXJzYWek6C9vC-f7KuFL2NIfSA6IIBTG50Y0QPks_jIOs8Maze2XXFO_Ku6jyO3qmOaV1fQyFr1sWH2Bxc_yH9pTutAy2HfZ7MqtyAlcaeM8C08X_Sg==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==).After receiving feedback on their draft [core concepts](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUc-N43teEVEFW8LWDL7YSPg8DEboA9RDudn79EyFSIZ-Qfz7vEKIHiIKz3h7qyrRzskWP9zFgdFefVL3bvUZ1RKr_wW4jdP3gZqhB-Eb2EwMDA8uQ7riDnGSWsxszqg9xw2D5mItPURU9T-Hc0ZA6x7ozp2ufWsClqeWszfESWNAFpplfNtwPWpY=&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==) of the Citywide Housing Incentive Program, the City Planning Department is now releasing their four draft ordinances supporting the Housing Element Rezoning Program which will kick off the next phase of outreach. These ordinances include the:* **Citywide Housing Incentive Program (CHIP) Ordinance**
* **Housing Element Sites Ordinance**
* **Resident Protections Ordinance**
* **Citywide Adaptive Reuse Ordinance**

More information on each of these ordinances can be found below as well as on City Planning’s website [here](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARrceeaDW_FERDNa5vN5nr3tGz74FbX74EZRx70jlLNmMZvCGLIeiXmzSCiFAWz0zwydNczNu3j05YsUBDS5wAO3F5Ne1ws34vE9BARDIm-_G8MHxH3lMySdOePjoDr3j80UAIlQefzMW-OZ6FL5ARFxa-uVVzvMx7mz6u3439uF_1uGbNETCG7w==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==).  The [CHIP Ordinance](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARVzdC6IJvk1LHJ-w9pLJaONgCMPK44FGMYdtGjOV2Wuur1tQ7CI9-L5WZlIjiJY-pxxIAsxCmTKGiATkkGMqF0i9lCsbKBAZdRUM7ALPx3imChVLBsluFtEeWaJwWJvtNm765SID-cY5c8hgLXr7BfWwwuD_I16O3GhrrkRZHXbLhKaeNIwXFc0II5Ou4TqeEtvzmFvvOrdELwDVCaY0cdw8KkiIzfp4P&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==) has three programs that encompass key CHIP strategies that would increase housing capacity along major streets in higher opportunity areas and in areas with access to public transit. The programs also encourage affordable housing development citywide on underutilized properties owned by faith-based organizations, parking lots and publicly owned sites ([see Fact Sheet](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARWSs6mY21XKC4UT8OpN8noYFx4yycPdMWmePipZH118dmh4dQ8omdSDadhlIcoefWx_Ea3fFCMBCfBGTTeNoNq8sN-STaEu_h5Eq8LmTpK7sjDsUCctoLD7agh93-cL9HYFhEW-EgzNJcTbmL2Vk1hbcrS8-PgnkixEuurVLwB7ztNij8vxWj9w==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==)). The three programs include the:* **State Density Bonus Program**, which proposes technical revisions to clarify procedures and to affirm consistency with State Density Bonus Law;
* **Mixed Income Incentive Program**, which seeks to establish tailored incentives for mixed-income housing providing deed-restricted affordable housing units in priority areas, including along and nearby major corridors located in higher opportunity areas; and embed enhanced transit-based incentives into the Los Angeles Municipal Code; and
* **Affordable Housing Incentive Program**, which offers incentives for 100% affordable housing projects, with added bonuses in Higher and Moderate Resource areas, and tailored citywide incentives for sites owned by faith-based organizations, public land, and parking-zoned areas.

In addition to the CHIP Ordinance, the Department is also releasing three ordinances intended to codify important resident protections for housing demolished as part of new housing developments; to comply with state housing element law; and to expand adaptive reuse incentives. These include the:* [Resident Protections Ordinance](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARNaOmfpfnfaokl8W0iarocGqIv_xHb4HE3LGtndgchunXgahfhhw9gWTbdFpoNrrapIqgqyAQNafR2hu5zwDdrZ09cxWvVqQsu7uJ7VXVsrI92Irorl5TaSNbxjhvETNmc8pHonism9farRS28oxLgDUH7-4lV4VPVJoPWwiSSP-2SSaOc0cmzF8b_mpo_osl4C9bmJpHPw4=&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==), which aims to enhance and build upon current regulations concerning tenant protections, affordability term durations, and the size, location and amenities for affordable housing units. The Ordinance would apply to all development projects that include affordable housing or result in the demolition of housing (see [Fact Sheet](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARrtikZTGC_vxpSrWy26b0lceRzr-xqIAc1WL9hrxpr1HWWmAUYha61QobkXj2_rns-x_hjc8IdXWbPwnhDbpFs8zQXg2M_dy0sV7GEngB_z0WLqquo1C5GqbJR6aIrlKkywG9degHEZnm0NPx_e_Hml7T3USmN92MNrlb2yvLYx6ra8zW8WLn16rzZ2JfyKWXf0GdBwzgEv5BczR-s-OoIg==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==)).
* [Housing Element Sites Ordinance](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARaJvvC8xTg6lQBYsGOI17s_UrPjUO_WlRbVsulc-YfEtDJavkuoM3TOXVq3YRSVstfhQI3hG2c3r3I-g1f5cpmjdf0MnSm64TvntntE_h15essGjQeDkruSkuC07WSjYB-YPJFlHIvtH4TddgJYQJsfqrTaE10KoFXEBpK_fmnjSyvvMXfQhSS0OGOevrjvn2NBj_pE0ebwU=&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==), which aims to implement various state housing element law requirements that apply to three different categories of sites identified throughout the housing element process (see [Fact Sheet](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJAR1uU8ruyW0J-tIqy2mmn_fUBpHkuwLw3GFRMn_2CGWzO6tpIg7VPfRoJvnYnhEX5Xukpq7U031uGmACRopGb6k7NIl3I3eMAqpP08rO-yO_5ORUOwqahGIU3U6_pwz_dd6NjvfSGa08g8LhCwmGoHBgPxXNa4FMuajdGYE_WkGY2fOeFRRZ46CNBFmFjdj1B8HEHQoSyNmb8OMnHlHXPBUW5HklcJd8GB&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==)).

﻿* Citywide [Adaptive Reuse Ordinance](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJAR_zvHBlWhPJLExKjQQ4VJMPDHIBAxFHgXuZHo4d-_F7Q-hxMqwut7ugS7gCB3BEOIxVmHR7mxjoh7Y6qMb4R6op65kh7mxsfcB_xgfj3zMvO2TnD8BubDtfYa-dpcsPlRkPTkrB__NPe_-CJnK1qtKL7jkMSieGqABtA7OF1PwGryScT2aRZZT9M1EkjXNu0I-wCODBUaamO-YxY2E6Y4_Xuen3mhj6ccMahdF8J1gCSOjRegGJ77_A==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==), previously released in May 2023, which has been updated to address feedback received during the initial outreach phase and to expand incentives for adaptive reuse projects providing affordable housing. Links to the most up to date Draft Ordinance and Fact Sheet can be found [here](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARrceeaDW_FERDNa5vN5nr3tGz74FbX74EZRx70jlLNmMZvCGLIeiXmzSCiFAWz0zwydNczNu3j05YsUBDS5wAO3F5Ne1ws34vE9BARDIm-_G8MHxH3lMySdOePjoDr3j80UAIlQefzMW-OZ6FL5ARFxa-uVVzvMx7mz6u3439uF_1uGbNETCG7w==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==).

More about each of these ordinances can be seen by reviewing the Fact Sheets and additional draft materials on City Planning’s website [here](https://r20.rs6.net/tn.jsp?f=001aUl-gaui6mZDvhgYkQu85U0m3pQ3oWUhqjB0sVaBp8YI5K9Jr9zUcwKzLf5XeJARrceeaDW_FERDNa5vN5nr3tGz74FbX74EZRx70jlLNmMZvCGLIeiXmzSCiFAWz0zwydNczNu3j05YsUBDS5wAO3F5Ne1ws34vE9BARDIm-_G8MHxH3lMySdOePjoDr3j80UAIlQefzMW-OZ6FL5ARFxa-uVVzvMx7mz6u3439uF_1uGbNETCG7w==&c=tY92bO2BRE7MnB7dBOhpLyHSt_Xz8Oatpx906mDDtBgGYzc6CJkH2w==&ch=uLLMRq9tBihoCS3dCqSvxmAbAriQY8TtPyXLicIV7uyqGYT9HbSPvA==). The Planning Dept is offering a webinar on all of these proposed programs/ordinances which will be available to view online.  |

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Overview

In March 2023, City Planning released [six core strategies](https://planning.lacity.org/plans-policies/housing-element-rezoning-program#strategies) that comprise the Citywide Housing Incentive Program (CHIP)–a key component of the City’s Housing Element Rezoning Program. These strategies were developed based on public input, City Council direction, and the results of the Affirmatively Furthering Fair Housing (AFFH) analysis conducted as part of the [adopted 2021-2029 Housing Element](https://planning.lacity.org/plans-policies/housing-element-update#about). Following extensive outreach including webinars, office hours, and participation in public events, City Planning is pleased to share the release of several draft ordinances that will memorialize the CHIP strategies in the Los Angeles Municipal Code. Scroll down for more information and resources on these draft ordinances.

Draft Ordinances

**Citywide Housing Incentive Program Ordinance**

The Citywide Housing Incentive Program Ordinance encompasses several of the key CHIP strategies including Opportunity Corridors, the Affordable Housing Overlay, and updates to the City’s existing housing development incentive programs. These strategies have been adapted into three programs that comprise the Citywide Housing Incentive Program Ordinance. These three programs include the State Density Bonus Program, the Mixed Income Incentive Program, and the Affordable Housing Incentive Program. More information on how these CHIP strategies were incorporated into the draft Citywide Housing Incentive Program Ordinance can be found below.

* [Draft Ordinance](https://planning.lacity.gov/odocument/5b6f3a4a-4900-43a4-b04f-5bdae4c66930/FD_Citywide_Housing_Incentive_Program_Ordinance.pdf) (March 2024)
* [Fact Sheet](https://planning.lacity.gov/odocument/a38fe378-2c4b-4260-807e-af66a053a95b/FD_CHIP_Fact_Sheet.pdf) (March 2024)
* Informativa[Listen Phase Outreach Summary](https://planning.lacity.gov/odocument/4de0b844-83c1-4577-8e5f-8e77bbe9068e/FINAL_2023_Listen_Phase_Outreach_Report_012324.pdf)
* **State Density Bonus Program**

The Citywide Housing Incentive Program Ordinance encompasses revisions to the City’s local Density Bonus Ordinance which serves as the City’s primary mechanism for implementing State Density Bonus Law. Proposed changes to the City’s local Density Bonus Ordinance include procedural updates as well as revisions that will affirm consistency between the Los Angeles Municipal Code and State Density Bonus Law.

**Mixed Income Incentive Program**

The Mixed Income Incentive Program will memorialize the Opportunity Corridors strategy and the Missing Middle strategy–two of the core concepts proposed as part of the Citywide Housing Incentive Program. Additionally, the Mixed Income Incentive Program will enshrine key elements of the Transit Oriented Communities Affordable Housing Incentive Guidelines in the Los Angeles Municipal Code. Opportunity Corridor and Missing Middle incentives will be reserved for project sites in High and Highest Resource Areas as defined by TCAC/HCD Housing Opportunity Area maps while incentives for sites near transit will be available citywide.

**Affordable Housing Incentive Program**

The Affordable Housing Incentive Program will provide tailored land use incentives for One Hundred Percent Affordable Housing Projects and affordable housing projects constructed by Faith Based Organizations in Moderate, High and Highest Resource areas, as defined by TCAC, of the City. Additionally, the ordinance will expand the types of zones eligible for One Hundred Percent Affordable Housing projects to “P” Parking zones and “PF” Public Facilities zones.

**Citywide Adaptive Reuse Ordinance**

The proposed Adaptive Reuse Ordinance, one of the six initial Citywide Housing Incentive Program strategies, expands the current adaptive reuse incentives citywide to encourage converting existing buildings into new housing. The proposed ordinance incentivizes the conversion of existing commercial buildings to housing, providing a faster review process for buildings over 15 years old, allowing for flexible unit sizes, and providing relief from certain development standards that apply to newly constructed buildings. This ordinance aims to reduce vacant space, extend the life of buildings, lower carbon emissions, and revitalize historic structures.

* Citywide Adaptive Reuse Draft Ordinance (March 2024)
	+ [Current Zoning Code, Ch. 1](https://planning.lacity.gov/odocument/89507981-1a57-4e18-9dfe-8c77e89a52ba/FD_REV_2_Citywide_ARO_-_2nd_draft_for_Public_Release_2024-0215.pdf)
	+ [New Zoning Code, Ch. 1A](https://planning.lacity.gov/odocument/2ed11806-8bae-4eae-ad3b-516bb8ef5254/Ch._1A_ARO_Draft_-_Formated_For_Public_Release_2024-0215_AD.pdf)
* [Fact Sheet](https://planning.lacity.gov/odocument/55760ec6-e4c1-4add-9927-cd348fe51ed2/FD_Fact_Sheet_-_2024_Adaptive_Reuse_Ordinance_2024-0214.pdf) (March 2024)
* [Preliminary Memo on Economic Feasibility](https://planning.lacity.gov/odocument/256a3804-b004-4e9f-9144-448c1de72561/FD_ARO_Preliminary_Findings_Memo_2024-02-06.pdf)
* Previously Released Citywide Adaptive Reuse Ordinance can be found [here](https://planla.org/plans-policies/housing-element-rezoning-program#resources)

**Housing Element Sites Ordinance**

The proposed Housing Elements Sites Ordinance is designed to implement a range of housing element law requirements that are applicable to different categories of sites identified throughout the housing element process. These requirements address topics such as housing replacement, by-right development for 20% affordable projects, ensuring no net loss of affordable housing and establishing minimum density criteria. Three types of projects are subject to these requirements. These include those listed on the inventory of sites for residential development (as found in Appendix 4.1 of the [adopted 2021-2029 Housing Element](https://planning.lacity.org/plans-policies/housing-element-update#about)); sites previously identified on prior inventories; and sites rezoned to fulfill the lower income portion of the Regional Housing Needs Allocation (RHNA).

* [Draft Ordinance](https://planning.lacity.gov/odocument/c686bb58-b0d7-4177-b6a0-09246a14dc13/FD_Housing_Element_Sites_Ordinance.pdf) (March 2024)
* [Fact Sheet](https://planning.lacity.gov/odocument/00f89c5f-6286-494c-9a1e-89d822885d7a/Fact_Sheet_-_Housing_Element_Sites_Ordinance_AD.pdf) (March 2024)
* [Hoja Informativa](https://planning.lacity.gov/odocument/46d52226-ff3d-4b4c-9b88-f4d1edac9530/Housing_Element_Sites_Ordinance_Spanish__Fact_Sheet__AD.pdf) (Marzo 2024)

**Resident Protections Ordinance**

The proposed Resident Protections Ordinance aims to enhance and build upon current regulations concerning tenant protections, affordability term durations, and amenities for affordable housing units. Tenant protections include the memorialization and expansion of state housing requirements, set to expire in 2030, covering safeguards for Angelenos such as housing replacement, the right to remain before demolition, and the right to return to the new development. New provisions include a one-to-one replacement policy for units subject to the Rent Stabilization Ordinance (RSO). Additionally, the draft Resident Protection Ordinance would mandate 99-year terms for all covenant agreements associated with proposed affordable housing units, codify equitable amenity standards for affordable housing units within mixed-income developments, and formalize criteria for the allocation of affordable housing units.

* [Draft Ordinance](https://planning.lacity.gov/odocument/4cd326d4-ef94-4412-ac90-d6d05647e065/FD_Resident_Protections_Ordinance.pdf) (March 2024)
* [Fact Sheet](https://planning.lacity.gov/odocument/2c923930-d78d-460d-9f95-ce65cdc144cd/Fact_Sheet_Resident_Protection_Ordinance_FD.pdf) (March 2024)

THE INFORMATION ABOVE, ITS LINKS AND SPANISH LANGUAGE INFORMATION ARE AVAILABLE AT THE PLANNING DEPT AT: <https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#draft-ordinances>

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1. **AB 23-0806 Master Leasing (Yaroslavsky/Raman)**

On April 8 a CAO report was referred to the Council Housing and Homelessness Committee relative to implementing an online pilot program for private property owners to express interest in leasing, master leasing or selling their property to the City for use as interim housing, permanent affordable and supporting housing, or homeless housing facilities.

<https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=23-0806>

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1. **Landscape and Design Ordinance - Draft r**eleased by the Planning Dept. for pubic review and feedback. Read the draft at: <https://planning.lacity.gov/preservation-design/landscape-and-site-design>

Virtual open house/webinars were held mid-April and the recordinings are to be posted on the Planning Dept. website. You can register for a 30-minute office hour with Planning staff to discuss at: <https://planning.lacity.gov/plans-policies/community-plan-update/environmental-justice/office-hours>

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1. **Executive Directive 1 (ED1) Implementation Guideline Update**

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| [Executive Directive 1 (ED 1)](https://r20.rs6.net/tn.jsp?f=001qPyF8PidNV5zj4HgghNX8PvNLNwADLsSJYDO-uBsmxdmX4U2Y_hhsoHcC--l1lAa8dSn34JUix50kEk7wmOBqA93M49iiP1kwA6lfGE_2cJ0UvDSZOqMXu8vRYqi9GqYZXJ7-A_sZfwvmfyOzQiReYgHMpev5IOjKpues5J3x8eGknIgVoWNhgtooFqhKP2CaxeksoeJG6VJWaptRplHgXOxWxDXxVZVyHlqdwMnSV-bf6l7hvcckAU4GDLlaqMOorrtGeum5Ll8MQEvEfhb6-57IdaFrvjFCef2V6brR7vudghkRcvEeG0ImWKFHjqqi_ISFj3UFWm17iG9nNGJvDbfxZhrWDrwY2k5mZ5wtLISr7-jJHDqWpEX9CTEGtKNqj54DbD9AR1UkXoVd0s94FAQDnoLi37-&c=VZC-6uZvbjN9ZuKDdurjN8oIWIQeShMQSYmHElsRMtHA8Iyjm1JKNA==&ch=saurad6HR_NGJ25Qe-5p67-E4AaC1ZbJelXqPPKRIHmyEu3KLK0fjg==) expedites the processing of shelters and 100% affordable housing projects in Los Angeles. Eligible projects receive expedited processing, clearances, and approvals through the ED 1 Ministerial Approval Process.The [ED 1 Implementation Guidelines](https://r20.rs6.net/tn.jsp?f=001qPyF8PidNV5zj4HgghNX8PvNLNwADLsSJYDO-uBsmxdmX4U2Y_hhstOYvbhsivN_AQsJJG0ZBECqcfL6wLrxrWeE3hT8iZQYgRQhWyLJ7K9kqCMO-gOekZUy13g5O2gLhrG0TNjC9AMj3fg_QvVzODTcJobwO2s47-lEJ9kmWx3sIaqiPi8Z5fModWpfI3zlPGs5uh_bwn_jbE_6s90cYisJnfCMqEbnzTtyJStNcP3MXyaMAtnPtrbouVTYLf2hPsuNxHlYRS0=&c=VZC-6uZvbjN9ZuKDdurjN8oIWIQeShMQSYmHElsRMtHA8Iyjm1JKNA==&ch=saurad6HR_NGJ25Qe-5p67-E4AaC1ZbJelXqPPKRIHmyEu3KLK0fjg==) have been updated as of March 21, 2024. The updates include:1. A new ED 1 Property Owner Declaration to be provided to LAHD as a requirement of project review;
2. Technical clarification on eligibility and City Planning application filing standards to qualify for the ED1 Ministerial Approval Process;
3. Technical updates to LAHD Replacement Unit Determination procedures, reflecting new State law in effect as of January 1, 2024.

Please read the [implementation guidelines](https://r20.rs6.net/tn.jsp?f=001qPyF8PidNV5zj4HgghNX8PvNLNwADLsSJYDO-uBsmxdmX4U2Y_hhstOYvbhsivN_AQsJJG0ZBECqcfL6wLrxrWeE3hT8iZQYgRQhWyLJ7K9kqCMO-gOekZUy13g5O2gLhrG0TNjC9AMj3fg_QvVzODTcJobwO2s47-lEJ9kmWx3sIaqiPi8Z5fModWpfI3zlPGs5uh_bwn_jbE_6s90cYisJnfCMqEbnzTtyJStNcP3MXyaMAtnPtrbouVTYLf2hPsuNxHlYRS0=&c=VZC-6uZvbjN9ZuKDdurjN8oIWIQeShMQSYmHElsRMtHA8Iyjm1JKNA==&ch=saurad6HR_NGJ25Qe-5p67-E4AaC1ZbJelXqPPKRIHmyEu3KLK0fjg==) for additional information.For more information, please visit the Department of City Planning's dedicated [ED 1 landing page](https://r20.rs6.net/tn.jsp?f=001qPyF8PidNV5zj4HgghNX8PvNLNwADLsSJYDO-uBsmxdmX4U2Y_hhstOYvbhsivN_5R0INCTDRWiJACribG7mk8THZK2JnJXkab2f30ILMFXjwmkrRxxNpNVUziRQnPQL3EFKamHb-JnuBW34RZ26mJHSf-zXsMjzpK8JUKtg1af0X_O40Z_4ZZTUF0LwDPmocSlFj8AKfGo=&c=VZC-6uZvbjN9ZuKDdurjN8oIWIQeShMQSYmHElsRMtHA8Iyjm1JKNA==&ch=saurad6HR_NGJ25Qe-5p67-E4AaC1ZbJelXqPPKRIHmyEu3KLK0fjg==). |

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1. **Cf 22-0120-S1 – Referred to PLUM: Regarding** recommendations for an ordinance to define allowable EV charging for all City zones.

[**https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-0120-S1**](https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=22-0120-S1)

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**Articles of Interest**

<https://allaspectreport.com/2024/04/07/note-to-the-los-angeles-times-loving-your-neighborhood-doesnt-make-you-a-nimby/>

Note to the Los Angeles Times: Loving your neighborhood doesn’t make you a NIMBY

[April 7, 2024](https://allaspectreport.com/2024/04/07/note-to-the-los-angeles-times-loving-your-neighborhood-doesnt-make-you-a-nimby/) ~ [Christopher LeGras](https://allaspectreport.com/author/christopherlegras/)

\*\*\*Additional articles of interest related to AB 2230 and housing issues:

California Housing Partnership - Housing Needs Study:

<https://chpc.net/housingneeds/?view=37.405074,-119.26758,5&county=California&group=housingneed&chartgroup=cost-burden-parent|current&chart=shortfall|current,cost-burden-all|current,cost-burden-oa,cost-burden-yc,cost-burden-re|current,homelessness,overcrowding,tenure-re,historical-rents,vacancy,asking-rents|2023,budgets|2023,funding|current,state-funding,lihtc|2010:2022:historical,rhna-progress|5,multifamily-production>

Americans for Financial Reform study:

<https://ourfinancialsecurity.org/2022/06/letters-to-congress-new-afr-research-estimating-minimum-number-of-private-equity-owned-housing-units/>

Washington Post Study:

<https://www.washingtonpost.com/business/interactive/2022/housing-market-investors/>

HUD Study:

<https://www.huduser.gov/portal/periodicals/em/winter23/highlight1.html>

HUD CityScape Study:

<https://www.huduser.gov/portal/periodicals/cityscpe/vol20num3/article9.html>

CoStar article re Blackstone:

<https://www.costar.com/article/2038198136/blackstone-raises-304-billion-for-largest-ever-real-estate-drawdown-fund>

CalMatters article:

<https://calmatters.org/california-divide/2023/05/california-renters-fear/>

San Diego Union Tribune story:

<https://www.sandiegouniontribune.com/business/story/2021-05-11/blackstone-group-to-buy-66-apartment-complexes-in-san-diego-for-more-than-1-billion>

Housing is a Human Right article:

<https://www.housingisahumanright.org/california-has-most-rent-burdened-tenants-in-us-we-need-rent-control/#:~:text=Register%20reported%20dreadful%20statistics%20about,has%20more%20rent%2Dburdened%20residents>

HUD Annual Homelessness Assessment Report:

<https://www.huduser.gov/portal/sites/default/files/pdf/2022-AHAR-Part-1.pdf>

Wall Street Journal Article:

<https://www.wsj.com/articles/blackstone-moves-out-of-rental-home-wager-with-a-big-gain-11574345608>

National Association of Realtors Report:

<https://cdn.nar.realtor/sites/default/files/documents/2022-impact-of-institutional-buyers-on-home-sales-and-single-family-rentals-05-12-2022.pdf>

WBTV television news story:

<https://www.wbtv.com/2022/04/12/corporate-investors-are-buying-up-properties-across-mecklenburg-county-whats-solution/>

San Francisco Chronicle story:

<https://www.sfgate.com/bayarea/article/california-inland-empire-housing-costs-18696495.php>

Redfin report:

<https://www.redfin.com/news/investor-home-purchases-q4-2023/>

Bankrate article (helpful in explaining the crisis we seek to solve):

<https://www.bankrate.com/real-estate/how-investors-affect-housing-shortage/>