

[POLICY][Community Plan]-Discussion and possible action on a request to the Dept of City Planning to increase the required per cent of affordable housing in Transit Oriented Communities (TOC) Density Bonus projects in Mar Vista, to 60%, as permitted by the TOC ordinance.

The Motion:

Whereas, per an October 2019 joint report from the Housing and Community Investment Dept, the Dept of City Planning and the Office of the Chief Legislative Analyst, in the 5th RHNA cycle The City of Los Angeles' Allocation vs Actual Production was the following:

	RHNA Allocation (cycle 2013-2021)	Total Units to date
Very Low Income	20,427	4,265
Low Income	12,435	2,588
Moderate	13,728	430

And

Whereas these numbers include units created via SB1818 and Measure JJJ density bonuses,

And

Whereas the 6th RHNA cycle allocations for the City of Los Angeles are:

	RHNA Allocation (cycle 2021-2029)
Very Low Income	115,989
Low Income	68,257
Moderate	74,067

And

Whereas, the same October 2019 report indicated that the city has, as of 2018, still to produce 39,307 Affordable units by the end of the 5th RHNA cycle in 2021,

And

Whereas, in a May 15, 2020 Press Release, the dept of City Planning announced that the TOC ordinance had produced 2900 Affordable Units in 2019, and was responsible for driving much of the housing production in Los Angeles,

And

Whereas there is no evidence that this rate of production will increase, and consequently the city will not achieve its 5th Cycle RHNA Affordable unit target,

And

Whereas, the 6th RHNA Cycle allocations are considerably higher than the 5th Cycle,

And

Whereas, per SB 35, failure to provide for the assigned RHNA affordable housing goals could result in projects' qualifying for by-right streamlining, and thereby circumvent tailored local zoning and community participation

And

Whereas L.A.M.C. Sec. 12.22.A.31.(d) allows for adjustment of the required percentages for On Site Restricted Affordable Units for an individual TOC Affordable Housing Incentive Area through a Community Plan Update,

Therefore, be it resolved that the Mar Vista Community Council requests that the Dept of City Planning, as part of the Palms-Mar Vista-Del Rey Community Plan Update, increase the required percentage for On Site Restricted Affordable Units for projects requesting TOC Density Bonuses within the Mar Vista Neighborhood Council boundaries to 60%.