

Post AB-26 Landscape Preserving Housing Opportunities for All

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Perceived Benefits to Local Government

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- Clears “blight” and removes slums
- Stimulates economic growth & jobs
- Increases property taxes & keeps money “local”
- Promotes commercial interest & increased sales tax
- Expands local powers

The Downside for Lower Income Community

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- Denote “blight” where it does not exist
- Forces displacement - immediate & secondary
- Gentrification & fair housing implications
- Focus on non-affordable housing development
- Can provide jobs for *non*-community members
- Diverts property taxes from other needed services
- Lack citizen participation

Affordable housing

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- Money for new “permanent” affordable housing
- Production/inclusionary obligations
- Replacement of Lower Income Units
- Relocation assistance obligations
- Some required community participation
- Some required advance planning

Replacement Housing (33413(a))

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- Existing low/mod units removed as part of project
 - Subject to agreement w/Agency; or
 - Project receives Agency assistance
- Replacement Housing Plan (pre-destruction)
- 1:1 replacement w/in 4 years of removal

Long-Term Affordability

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- **Recorded Affordability Covenants**
 - Longest feasible time
 - Rental Housing – 55 years
 - Homeownership Units – 45 years
 - Exceptions
- **“Affordable to . . . and occupied by”**
- **Monitoring Requirement (33418)**

Relocation Requirements (33411-33418)

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- **Relocation Plans required**
 - Redevelopment Plan - Method for relocating temporary or permanently displaced persons (33352)
 - Pre-Displacement detailed Relo Plan - following initiation of negotiations (GC 7260, 25 CCR 6000 et seq.)
- **Must ensure comparable units (33411.1)**
 - Available for immediate occupancy
 - Affordable
 - Decent, safe and sanitary

Existing Replacement Reqmts

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Redevelopment – required some replacement on 1 for 1 basis, but didn't apply citywide

Mello Act– 1 for 1 replacement applies in Coastal Areas

Local No Net Loss – local plans/settlements (e.g. Wiggins)

Rent Stabilized Housing – good faith eviction protections; replacement if unlawfully Ellis.

Figure A-1: Existing and Planned Fixed-Guideway Stations in the City of Los Angeles



Figure A-3: Average Median Household Income per Station Area



Abigail Thorne-Lyman and Jeffrey Wood, "Preservation in Transit-Oriented Districts: A Study on the Need, Priorities, and Tools in Protecting Assisted and Unassisted Housing in the City of Los Angeles" (Reconnecting America, 2012) <http://reconnectingamerica.org/resource-center/browse-research/2012-2/preservation-in-transit-oriented-districts-a-study-on-the-need-priorities-and-tools-in-protecting-assisted-and-unassisted-housing-in-the-city-of-los-angeles/>

Preservation and Transit Expansion

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- RSO Strengthening, Monitoring and Enforcement
- Regulating conversions/demolitions
- Anti-displacement policies
- No Destruction Zones
- Community Plan Oversight Ctes
- Transfer/Sale of Density Programs

These preservation tools are intended to work in tandem with production tools. Goal should still be “net gain”

RSO Strengthening, Monitoring & Enforcement

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- Monitoring
- Education
- Enhanced enforcement
- Maintenance and rehabilitation programs
- Limit CPI/utility increases

Regulating Future Land Uses

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- **Condo Conversions**
- **Demolitions**

Density Exchange

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- **Transfer of Development Rights (TDR)**
 - Existing owners of affordable housing can sell their unused development rights to market rate developers
 - Unused rights can also be purchased by a city-operated TDR bank
- **Sale of Density**
 - Market rate developers buy additional density, with funds supporting affordable housing
 - Affordable housing developers sell unused FAR to allow preservation

Preservation of Subsidized Housing

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- Allow the sale of unused FAR
- Tenant Purchase programs
- Tenant outreach and education
- Monitoring

Net Gain/Production

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- Nexus-based development fee
- Jobs-Housing linkage fee
- Redevelopment boomerang dollars
- TOD affordable housing fund
- Incentive zoning
- Joint development
- Development agreements and CBAs

Healthy Planning

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“Displacement can undercut residential stability and social cohesion, which are also tightly linked to resident health outcomes. To combat these effects, neighborhood improvements should be paired with policies...aimed at preserving the affordability and ensuring that low- and moderate-income families can afford a share of newly developed housing in improved neighborhoods.”