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LOS ANGELES CITY COUNCIL

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FOR IMMEDIATE RELEASE
APRIL 6, 2004

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COUNCILMEMBERS, HOUSING ADVOCATES ASK FOR MANDATORY INCLUSIONARY ZONING ORDINANCE

DEVELOPERS OFFERED KEY INCENTIVES TO PRODUCE AFFORDABLE HOUSING CITYWIDE

In a move to help alleviate the city's critical housing crisis, today Los Angeles City Councilmembers Ed P. Reyes, Eric Garcetti, Antonio Villaraigosa, Cindy Miscikowski and Martin Ludlow joined with the *LA Inclusionary Zoning Coalition* as well as residents, developers, clergy and organized labor to announce the City's intention to create Los Angeles' first Inclusionary Zoning ordinance.

"This will be a landmark ordinance in many ways, particularly for residents of Los Angeles who are on the verge of being pushed out of this city simply because they can't afford to live here," said Councilmember Ed P. Reyes. "This is the right time to do the right thing."

Once adopted, the ordinance would require developers of new market rate housing of five units or more to include a certain percentage of units affordable to very low, low and moderate income households.

"When two parents need to work four jobs to keep their family sheltered and safe in our city, action must be taken," said Councilmember Eric Garcetti, who chairs the council committee that oversees housing policy. "This ordinance will stimulate production of living spaces at the most needed price points. It will incentivize solutions to our city's housing crisis."

In exchange for constructing affordable units, developers could receive various incentives that could include density bonuses, fee deferments, as well as expedited permit reviews. Moreover, developers would also be given options to meet the inclusionary zoning requirements such as building off-site units, dedicate land suitable for residential development or provide a fee based on the economic equivalent of the units.

"The lack of affordable housing in our city has reached a crisis point," said Councilmember Antonio Villaraigosa. "By requiring more affordable housing to be built and providing incentives and compliance options for developers, the city will take an important step toward ensuring that all Angelenos can realize the American dream of homeownership."

Specifically, Councilmembers will, today, submit a motion instructing city departments including the City Attorneys office to begin drafting the ordinance with specific policy provisions, compliance options and enforcement mechanisms, and methodologies for the purpose of calculating in-lieu fees.

“Inclusionary zoning is a great way to create and preserve mixed-income communities. Building affordable homes and apartments at the same time and in the same neighborhoods as market rate units means better housing, schools and services for all residents,” said Councilmember Martin Ludlow.

"I've long supported the concept of inclusionary zoning, and I think that today's action is an important step in continuing the development of this policy," said Councilmember Cindy Miscikowski. "I support these efforts to create a link between affordable housing and market-rate development in Los Angeles. I look forward to participating in the committee process to further refine this proposal."

The policy, which was brought to the forefront in 2000 following a report by the City Housing Crisis Task Force, has been under review for nearly a year and was spearheaded by various council offices and the LA Inclusionary Zoning Coalition which includes an array of housing advocates and community non-profits.

"Over 100 cities and counties in California have found that inclusionary zoning is a valuable tool for making sure some new housing is affordable to working people without slowing housing starts. Cities as diverse as Irvine, Santa Monica, Sacramento, San Francisco and Pasadena have inclusionary zoning," said Beth Steckler, Policy Director, Livable Places

“The LA Housing Crisis is not going away – and it’s affecting all sectors of our city. We need inclusionary zoning to make sure that low and middle-income families will be able to find a decent place to live,” said Alivon Hurd, Chairperson of the Los Angeles ACORN Housing Chapter.

By one estimate, during a 20-year period from 1981 through 2001, approximately 190,000 units were built in Los Angeles which, under a 15 per cent inclusionary set-aside would have translated in nearly 30,000 affordable units. Currently 107 cities and counties across California have adopted inclusionary housing policies.

Also joining today’s announcement were Jose Espinoza and his family who lived in Pacoima, but were recently made homeless when code enforcement inspectors condemned the property after the landlord neglected to stop a sewage leak.