

MOTION

HOUSING

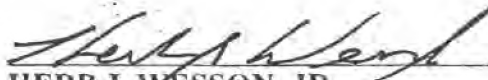
Luxury apartment development projects are designed to strengthen the economy of the neighborhood and rental market, many times attracting what might be different socio-economic groups to a long established community. However, too many of these developments are being built in neighborhoods that have suffered decades of disinvestment as a result of discrimination and racism in the banking and real estate industry with the help of restrictive covenants and other repealed and unconstitutional government laws that reinforced redlining and reverse redlining in non-white communities. After decades, these neighborhoods continue to be plagued by higher unemployment, substandard education, high crime rates, and predatory lending. Development projects should help to build up an area in need of economic investment so that members in the community can make use of these local amenities and improve their everyday lives.

Ultimately luxury apartment buildings are typically unaffordable to most of the neighborhood's current residents. Instead of building more high-end, unaffordable housing, what we need is affordable housing, workforce housing, and supportive housing. Market-rate developments with no affordable units set aside that are proposed in neighborhoods where the median income is well below the City average are completely unacceptable. We must seek to improve the lives of our residents and neighborhoods by establishing policies that will protect the displacement of vulnerable families who have called certain neighborhoods home for generations. We need to build developments in these areas that can be used by the residents of our community, not force them on to the streets or outside of the City. This requires development projects that community members can enjoy and benefit from economically while also bringing new people to the area, not ones that will push existing tenants out.



We are going to continue to face this problem with the increasing number of by right developments sprouting up across the city. To mitigate the damage to our neighborhoods and communities throughout Los Angeles that these projects will cause, the City of Los Angeles should develop an ordinance to create anti-displacement zones near luxury developments that contain zero affordable units. This ordinance would cap rent increases within a two-mile radius of these types of projects for three years as a way to protect renters in the surrounding area from predatory rent-hikes.

I THEREFORE MOVE to INSTRUCT the Housing and Community Investment Department (HCID), with assistance from the City Attorney, to prepare and present a draft ordinance that applies to both existing and new tenancies, establishes anti-displacement zones around market-rate or luxury housing developments that contain zero affordable units, and caps rent increases within a two-mile radius for three years.

PRESENTED BY:


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Councilmember, 10th District

SECONDED BY:

ORIGINAL

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