

Motion for Housing Needs Assessment before Up-Zoning.
(AKA, Motion to Put the Horse back in front of the Cart.)

Whereas, " The *Regional Housing Needs Assessment (RHNA)* is a requirement of State housing law and is a process that determines projected and existing housing need for all jurisdictions (city or unincorporated county) in California" ¹

And Whereas, a *Regional Housing Needs Assessment (RHNA)* is required "every eight (8) years." ¹

And Whereas, it is not only logical but necessary for "needs assessment" to be determined before "needs allocation" can be assigned,

And Whereas, it is not only logical but necessary for both:

1. a "housing needs allocation" to be assigned by a council of governments (e.g., SCAG), and
2. an assessment of currently un-utilized zoning to be done

before it can known whether additional zoning for additional housing is necessary,

Therefore, the Mar Vista Community Council (MVCC) requests written answers to the following questions from the City of Los Angeles' Assessment of its existing Single-Family-owned-Housing stock, its Single-Family-owned-Condominium stock, and its Rental Housing Stock, and the City's projected future housing needs in each of the following categories:

Single-Family-owned-Homes:

How many Single-Family-owned-Home parcels (R1 parcels) exist in the City of LA as of January 1, 2020?

How many Single-Family-owned-Homes exist on R1 parcels in the City of LA as of January 1, 2020?

How many more Single-Family-owned-Homes does the City project to be needed by January 1, 2028?

What were the assumptions upon which the above projection is based?

¹ SCAG Regional Housing Needs Assessment; FREQUENTLY ASKED QUESTIONS document <https://www.scag.ca.gov/programs/Documents/RHNA/RHNA2019factsheet.pdf#:~:text=The%20Regional%20Housing%20Needs%20Assessment%20%28RHNA%29%20is%20a,governments%2C%20such%20as%20SCAG%2C%20every%20eight%20%288%29%20years.>

How many R1 parcels in MVCC's area is the City currently planning to up-zone for Small-Lot-Sub-division?

How many new R1 parcels will or could be created in MVCC's area by the above zoning?

How many more Single-Family Homes will be allowed by the above up-zoning?

Single-Family-owned-Condominiums:

How many Single-Family-owned-Condominium parcels (R2/R3 parcels) exist in the City of LA as of January 1, 2020?

How many Single-Family-owned-Condominiums exist on R2/R3 parcels in the City of LA as of January 1, 2020?

How many more Single-Family-owned-Condominiums does the City project to be needed by January 1, 2028?

What were the assumptions upon which the above projection is based?

How many R1 parcels in MVCC's area is the City currently planning to up-zone for Condominium development?

How many new Condominiums can be built on such planned zoning?

Rental Dwelling Units:

How many Rental Dwelling Units exist in the City of LA as of January 1, 2020?

How many more Rental Dwelling Units are projected to be needed by January 1, 2028 for:

- Medium Income Families?
- Low Income Families?
- Very Low Income Families?

What were the assumptions upon which the above projections are based?

How many of the Rental Dwelling Units allowed by the 1997 Community Plan Zoning remain un-built?

How many of the 2 additional rent-able dwelling units per R1 parcel allowed by State law since 1997 as rent-able Accessory Dwelling Units (ADUs) remain un-built?

And Whereas, " Every jurisdiction must plan for its RHNA allocation in its housing element of its General Plan by ensuring there is enough sites and zoning to accommodate their RHNA

allocation."² (Note that State law does not require cities to provide totally new additional zoning to meet its allocation.)

Therefore, the MVCC wants to know,

How much of the City's current RHNA Allocation can be satisfied by the above not-yet-used zoning capacity?

And Whereas, Up-zoning is normally used to rejuvenate undervalued, dying neighborhoods.

Therefore, the MVCC wants to know:

Why is the City of LA planning to Up-zone any MVCC R1 neighborhoods?

And Whereas, Up-zoning of existing residential properties results in the displacement of existing residents if and when existing residences are removed for the construction permitted by up-zoning,

Therefore, the MVCC wants to know:

Why isn't all new housing being accommodated by converting commercial zones on transportation arterials to Mixed-Use zones as this displaces no residents?

² SCAG Regional Housing Needs Assessment; FREQUENTLY ASKED QUESTIONS document <https://www.scag.ca.gov/programs/Documents/RHNA/RHNA2019factsheet.pdf#:~:text=The%20Regional%20Housing%20Needs%20Assessment%20%28RHNA%29%20is%20a,governments%2C%20such%20as%20SCAG%2C%20every%20eight%20%288%29%20years.>