


# 5. **ADVANCE** homes for every income.

## ACCOMPLISHMENTS

- Completed a comprehensive overhaul of citywide housing policies in the Housing Element of the General Plan, adopted in 2009; initiated an update of the Housing Element, for final adoption by September 2013.
  - Participated, with L.A. Housing Department (LAHD), in the preparation and completion of the City's Affordable Housing Benefit Fee Study, providing the justification for a permanent source of revenue to support the City's Housing Trust Fund.
  - Created more housing and affordable housing by adopting key housing ordinances (Transfer of Floor Area Ratio in downtown and portions of South L.A.; implementation of State density bonus law; and the elimination of density cap and other suburban requirements that previously governed downtown development).
  - Achieved City Planning Commission approval of the Jordan Downs Specific Plan, ensuring full replacement of affordable public housing units while also creating a more livable and vibrant mixed-income community.
  - Approved the Mello Act Implementation Ordinance to preserve affordable housing in the coastal zone.
  - Adopted the Residential Hotel Demolition or Conversion Interim Control Ordinance to prohibit the loss of affordable housing alternatives, including single-room occupancy (SRO) hotels citywide.
  - Implemented the Small Lot Ordinance allowing the subdivision of multi-family lots into small, separated single-family dwellings.
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- Implemented Assembly Bill 1866 allowing a second dwelling unit on residential lots.
  - Achieved City Council adoption of the University of Southern California (USC) Specific Plan and Development Agreement, facilitating a \$1 billion, 20-year project and spearheading a complex agreement on affordable housing and public benefits.

“We own a prized commodity: the power to increase the value of land by making its zoning more lucrative. The property owner need not be the exclusive beneficiary of our pen stroke. In this time of housing crisis, let’s unabashedly exploit this asset for the common good. Every upzoning should carry with it an obligation to provide, preferably through on-site units but at least via monetary contribution, **housing for the poor and middle class**. We can all win.”

Do Real Planning (2007)  
As Originally Issued by Los Angeles City Planning Commission



JORDAN DOWNS