

[POLICY][COMMUNITY PLAN]- Discussion and possible action on a request to the Dept of City Planning to establish Mobile Home Zone Districts and incentives as an algorithm for the creation of affordable housing.

The Motion:

Whereas, municipalities are required, by the State Housing Element law, to provide housing at all income levels,

And

Whereas, the City of Los Angeles has consistently failed to achieved it's state mandated targets for Very Low, Low and Moderate Income housing,

And

Whereas, existing density bonus legislation has failed to resolve this failure thus far,

And

Whereas, the L.A.M.C Section 12.09.3 establishes a Mobilehome Park Zone (RMP) to encourage the provision of affordable housing in Los Angeles

And,

Whereas Mobile home parks are less costly to create and maintain than standard housing,

And

Whereas Mobile home Parks have less hardscape and more green areas than standard housing

And

Whereas Mobile home Parks provide both an affordable rental opportunity and a unique avenue for ownership to those who cannot afford market rate rental or condo or single family housing,

And

Whereas the Community Plan Update presents a unique opportunity to promote this algorithm,

Therefore, be it resolved, that the Mar Vista Community Council requests that the Dept of City Planning implement the RMP Zone in Mar Vista as part of the Palms-Mar Vista-Del Rey Community Plan Update as follows:

- a) In a manner consistent with its' implementation in the Hollywood Community Plan (footnote 17) * See Below
- b) via an Alternative Form Class (ReCode) if ReCode has been adopted at the time the Palms-Mar Vista-Del Rey Plan is adopted, and applicable to all land uses except Open Space and Agricultural.

- c) In conjunction with the Franchise Tax Board, local State legislators and the LA County Assessor's Office, create financial incentives for the creation of Mobile Home parks, such as property tax abatement for the creation of Mobile Home parks offering affordable housing as defined by the Los Angeles Housing and Community Investment Dept (HCID)

Hollywood Community Plan, Footnote 17:

17. Existing mobile home parks, the existing uses and the RMP Zone are consistent with the Plan, and the RMP zone is a corresponding zone for every land use designation in the Plan, including residential, commercial, and industrial Plan designations. The retention or expansion of existing mobile home parks in the RMP Zone encourages the provision of affordable housing and serves as a viable resource to supplement the City's housing stock. New mobile home parks shall be consistent with the Plan when developed in the RMP Zone and in a Residential or Commercial Plan designation. The RMP zone is a corresponding zone for every residential and commercial land use designation in the Plan. New mobile home parks should be established such that their location is:
1) desirable to public convenience and welfare; 2) in harmony with the various elements and objectives of the General Plan; 3) proper in relation to adjacent uses or development; and 4) not materially detrimental to the character of development in the immediate neighborhood.