



ERIC GARCETTI  
MAYOR

## EXECUTIVE DIRECTIVE NO. 13

Issue Date: October 23, 2015

### **Subject: Support for Affordable Housing Development**

The shortage of affordable housing is an ongoing crisis in the City of Los Angeles. High housing costs have adverse effects on our City's economic prosperity, including challenges to attracting and retaining new employers and local talent. High housing costs also affect the quality of life in Los Angeles when Angelenos have to choose between housing, healthcare, food, education, recreation, and saving for the future. The lack of affordable housing also creates traffic and environmental challenges, forcing residents to move farther from their workplaces to afford housing, with longer commutes resulting in increased greenhouse gas emissions. Given this, the City needs to employ as many tools as possible to provide an increased supply of affordable housing.

In my Sustainable City pLAN, I set forth goals of building 100,000 new housing units by 2021 and additional new housing units in subsequent years. To help achieve these goals and to ensure that as many as possible of these new housing units are affordable, I am now calling on City Departments that provide development services to streamline the permitting and entitlement process for all housing developments and to create priority processing incentives for housing developments that include targeted levels of affordable units.

Accordingly, I hereby direct the General Managers of the Department of City Planning, the Department of Building and Safety, and the Housing and Community Investment Department as follows:

- The General Managers shall develop and implement policies to streamline and integrate case processing between Departments for all housing development activities regardless of affordability levels. In particular, the General Managers

shall continue to implement the relevant recommendations in the report entitled Analysis of the Opportunities to Improve Development Services and shall consider the recommendations in the context of this Executive Directive. See L.A. City Council File No. 13-0046, Dev. Reform Implementation, joint C.A.O./C.L.A. report, Dev. Servs. Reform, attachment (Feb. 20, 2014).

- The General Managers shall develop and implement policies for prioritizing case processing for projects that contribute to the new construction or rehabilitation of housing developments of ten or more units that contain:
  - at least 20% of on-site rental units that have rents restricted so as to be affordable to and occupied by low-income households; or
  - at least 30% of on-site for-sale units that have sales prices restricted so as to be affordable to and occupied by low- or moderate-income households.
- The General Managers shall set for their respective Departments the following priorities and expedited processing targets for qualified affordable housing developments:
  - The Department of City Planning shall reduce initial processing times for entitlement applications by 25%.
  - The Department of Building and Safety shall reduce initial processing times for building, electrical, plumbing, mechanical, and grading permits by 25%.
  - The Housing and Community Investment Department shall prioritize initial processing times for the recording of affordability covenants.
- Each General Manager shall submit a Housing Scorecard to my Office every three months commencing January 2016. The Housing Scorecard shall track the City's progress toward implementing my goals of permitting 100,000 new housing units by 2021 and additional new housing units in subsequent years; it shall include the affordability levels of new units permitted and projections of market-rate and affordable units expected considering the Department's various application pipelines and resources available for affordable housing.
- Each General Manager shall designate an Affordable Housing Liaison for the Department; shall notify my Office of that person's name and contact information (including when there is a subsequent personnel change or change to that person's contact information); and shall make such information publicly available to the affordable housing industry.
- I hereby create the Mayor's Affordable Housing Cabinet, which shall be comprised of the three departmental Affordable Housing Liaisons, senior managers from the three Departments, and representatives from and designated by my Office. Each General Manager shall ensure departmental Affordable

Housing Liaison and senior-management representation at regular Mayor's Affordable Housing Cabinet meetings held by my Office. The Mayor's Affordable Housing Cabinet shall promote interdepartmental coordination in expediting project approvals for qualified affordable housing developments and shall track case processing times for each administrative application process for qualified affordable housing developments.

Executed this 23d day of October 2015.

A handwritten signature in black ink, consisting of the letters 'E', 'G', and 'H' in a stylized, cursive script.

---

ERIC GARCETTI  
Mayor