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Item No.: 8
Deputy: B. Gaines

February 12, 2008

Los Angeles City Council
C/O City Clerk's Office
200 N. Spring St., Room 395

CF No.:06-1325-S3

Attention: Planning and Land Use Management Committee

Honorable Members:

On February 5, 2007, staff of the Department of City Planning provided a status update report to the Planning and Land Use Management Committee on the progress of developing policies and ordinances related to condominium conversions, demolitions, tenant protections and related matters. Most of the motions and directives contained in CF 06-1325 have been implemented. The table on the following page summarizes only the directives assigned to Planning staff that are still in progress.

S. Gail Goldberg

S. GAIL GOLDBERG, AICP
Director of Planning

Recyclable and made from recycled waste.

Directive	Tasks Completed	Next Steps
1. Conduct a nexus study to establish adequate Rental Housing Production Fee	• RFQ issued 9/12/07 • Consultant selected	• CAO/City Attorney to finalize contract • Study to be completed within 90 days thereafter
2. Conduct an economic study to evaluate the long-term and cumulative effects of condominium conversions on the City's housing market and stock	• Scope of study being drafted • Discussions with consultant Keyser Marston ongoing	• Finalize consultant's contract for an estimated cost of $15,000. Study to be completed within 45 days
3. Organize a presentation by an expert panel to attend a joint session of the City Planning Commission and PLUM Committee.	• List of potential panelists established • Discussion topics developed	• Schedule panel presentation for May 2008
3. Expedite the preparation of the Housing and Transportation/Mobility Elements	• Draft for public review of Housing Element expected for February 2008 • Public workshops planned for February/March 2008 • Background work on the Transportation/Mobility Element is ongoing	• Conduct 7 public workshops for the Housing Element throughout the City • Housing Element needs to be adopted by July 2008
4. Establish an Apartment Construction Incentives Task Force	• Task force met regularly between June and October 2007, and produced a draft report with recommendations	• Draft report to be forwarded to the City Council.
5. Website posting of information on condominium conversions, demolitions and new construction	• Summary report posted monthly • Individual cases posted upon filing	