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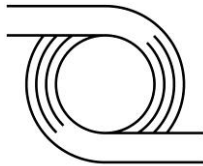
Real Estate and Development

Real Estates Bullets #22

Hello to our **7,739 familiar faces** from last week, and a **warm welcome** to all our **new readers!**

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SEAWOLF

Bullets #23:

L.A. Mayor Bass Launches a New Strategy to Boost Housing Production

LA Mayor Karen Bass signed Executive Directive 7, signaling an interest in **easing obstacles** for some market-rate units, especially within projects including affordable housing. Here are some key points from the new directive:

- **Executive Directive 7** targets a reevaluation of the city's "site plan review" process, which mandates an environmental analysis for developments with **50 or more** net new market-rate housing units.
- Site plan review is a **disliked element** by real estate developers, often causing delays and challenges from various groups, according to attorney Dave Rand.
- Mayor Bass instructed the **planning department** to prepare an ordinance that may raise the threshold for triggering site plan review, with the specific number yet to be determined.
- The mayor **argues for** a broader need for a larger supply of homes at **all income levels** and emphasizes the **high cost of housing** affecting both the homeless and those priced out despite being housed.
- The executive order also calls for **research** on other housing production strategies, including converting vacant office space into housing and **removing barriers** to constructing for-sale homes.
- This move **builds on earlier actions**, such as exempting 100% affordable housing projects from site plan review in December.
- **Exempting market-rate** units from site plan review would require council approval and might face opposition from neighborhood advocates who argue that the **process ensures community input** and awareness of environmental impacts.
- Mayor Bass assures that **any changes** resulting from Executive Directive 7 will be made in collaboration with communities and their input.

Full Directive



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