

Communication from Public

Name:

Date Submitted: 12/01/2024 06:36 PM

Council File No: 21-1230-S5

Comments for Public Posting: LA has a history of redlining and racist exclusionary zoning. Single family zoning is a legacy of that, and the city needs to take active measures to dismantle that rather than reinforce that. We should not be taken hostage by homeowner's associations that make up the minority of people in Los Angeles. LA is a real estate bubble that makes it less affordable for no reason except for how it's designed. If this project is not approved, then people in RSOs will be kicked out in favor of large scale development in already burdened areas. I ask you to do the following: I am writing to ask that the City Council, through the Citywide Housing Incentive Program (CHIP) and Renter Protections Ordinance (RPO), fulfill our obligation to equitable development and the creation of much-needed affordable housing. As it stands, excluding single family zoned parcels maintains exclusionary zoning, and will contribute to needless demolition of RSO units in multi-family neighborhoods. Instead, it is time to combat disparities from past patterns of segregation and create affordable housing across the City. In the Citywide Housing Incentive Program (CHIP) this can be accomplished by applying the housing incentives, specifically the Mixed Income and Affordable Housing Incentive Programs, across the City, including single family zoned areas. I urge the Council to adopt Option 1, a move that is critical to meet our housing targets and begin to undo the harms of exclusionary housing development. In addition, Council should increase the provision of deeply affordable units, (ALI, ELI, and VLI) in the incentive programs in the place of moderate units, which are out of reach for the majority of Angelenos. Through the RPO, the City must do more to protect existing RSO units and ensure they are not needlessly targeted and lost through new development. Adopting a 2:1 replacement of RSO units with covenanted affordable units would help ensure our affordable housing supply continues to meaningfully grow. I ask that the members of the City Council take every opportunity to expand equitable access to housing across the City for Angelenos.