

Communication from Public

Name: The Los Angeles Business Council

Date Submitted: 11/02/2023 05:18 PM

Council File No: 23-1023

Comments for Public Posting: November 2, 2023 Councilmember Katy Yaroslavsky Chair Committee on Energy & Environment Room 401, City Hall 200 N Spring St Los Angeles, CA 90012 RE: CF 23-1023 — SUPPORT and AMEND Dear Chair Yaroslavsky, On behalf of The Los Angeles Business Council (LABC), I am pleased to support Council File 23-1023, a motion that instructs the Department of Water and Power (LADWP) to report back with several streamlining measures to facilitate more efficient housing production in Los Angeles, and ask that you make a clarifying amendment. The LABC is an advocacy and research organization with more than 500 members across greater Los Angeles. For more than two decades, we have strongly advocated for policies and programs that have helped incentivize the much-needed development of housing at all income levels, but particularly workforce and affordable housing. The Los Angeles Business Council Institute recently commissioned a report with the UCLA Ziman Center for Real Estate, Tackling the Housing Crisis: Streamlining to Expedite Housing Production in Los Angeles. In this report, independent economists analyzed the City's own data to determine the key process factors that slowed housing development, impeding us from meeting our Housing Element goals (which require a five-fold increase in annual production). The economists found that LADWP service connections were the second most-impactful factor among all others in a project's timeline, adding an average of 245 days for underground connections alone. The report found that reducing this number by half in and of itself would have resulted in an additional 4,443 units of housing being completed in the last decade. This motion takes important steps to allow for more streamlined, up-front processes that will save city staff, architects, engineers, and developers valuable time in the development process, leading to increased housing production in quicker timeframes. The certainty and predictability of more transparent processes will also boost incentives for more housing production in the City. Reforming processes around housing development at LADWP would go a long way to helping the City meet its housing goals. I ask that you consider clarifying the language of the motion in particular: 1) Under the first moving clause, "expand Project Powerhouse beyond 100% affordable projects," should be clarified to make

clear that expediting additional projects would be on a second track, separate from Project Powerhouse (100% affordable) projects. In addition, we think it's important that the reports back from LADWP include and address the following, some of which are included in the American Institute of Architects, Los Angeles, report and we wish to highlight here: a. "Expedite Switch Gear Purchase Approvals from DWP," which currently take 6-8 months and delay switch gear orders b. "Address overhead powerlines earlier in the design process: create clear standards for building design in proximity to high voltage power lines" c. "Reform on-site staging area standards for transformers to allow for a greater number of units when feasible in a given project and fewer tree removals" d. "Increase flexibility in surface requirements around transformers and other equipment beyond concrete paving, such as decomposed granite" e. "Make records accessible up front to allow architects and engineers to understand existing infrastructure and potential tie-in points for projects for break even determination and voltage classification" We strongly support this motion and would ask you to make this amendment to further clarify the intent; and we wish to see tangible outcomes from the suggestions above. Thank you for moving this important motion forward and for your consideration of our request. Sincerely, Mary Leslie President LABC/LABC Institute



November 2, 2023

Councilmember Katy Yaroslavsky
Chair
Committee on Energy & Environment
Room 401, City Hall
200 N Spring St
Los Angeles, CA 90012

RE: CF 23-1023 — **SUPPORT and AMEND**

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Reforming processes around housing development at LADWP would go a long way to helping the City meet its housing goals. I ask that you consider clarifying the language of the motion in particular:

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In addition, we think it’s important that the reports back from LADWP include and address the following, some of which are included in the American Institute of Architects, Los Angeles, report and we wish to highlight here:

- a. “Expedite Switch Gear Purchase Approvals from DWP,” which currently take 6-8 months and delay switch gear orders
- b. “Address overhead powerlines earlier in the design process: create clear standards for building design in proximity to high voltage power lines”
- c. “Reform on-site staging area standards for transformers to allow for a greater number of units when feasible in a given project and fewer tree removals”
- d. “Increase flexibility in surface requirements around transformers and other equipment beyond concrete paving, such as decomposed granite”
- e. “Make records accessible up front to allow architects and engineers to understand existing infrastructure and potential tie-in points for projects for break even determination and voltage classification”

We strongly support this motion and would ask you to make this amendment to further clarify the intent; and we wish to see tangible outcomes from the suggestions above. Thank you for moving this important motion forward and for your consideration of our request.

Sincerely,

A handwritten signature in black ink that reads "Mary Leslie". The signature is written in a cursive, flowing style.

Mary Leslie
President
LABC/LABC Institute