

Communication from Public

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Council File No: 23-0623-S1

Comments for Public Posting: ED1 Ordinance CF-0623-S1 is seriously flawed and will amount to a wholesale giveaway to developers at a time when practically the entire city knows they are experts at making money without renting to the poor. Even though there is a requirement to make every unit affordable, they will opt to rent to students if around USC over families. The West Adams, University Park, and other adjacent areas have the highest concentration of historic homes and structures in the city with many renters living at affordable rates. Ordinance CF-0624-S1 will incentive developers, especially institutional developers such as Blackrock, with their deep pockets, to evict or relocate tenants, knock down these structures, and build “affordable housing” for exclusively students, as Tripalink does now. PLUM should amend the ordinance to add necessary guard rails for the protection of our city’s legacy: 1) Support an AMENDED motion that protects HPOZs, CPIOs, NSOs, active CRA projects areas, and specific plans should be ineligible under the new Ordinance. 2) It should also protect homes and structures in National Register or CA Register Districts, or listed in official, adopted surveys (e.g., SurveyLA, CRA, Bureau of Engineering) should be exempt. 3) Language should be added that for infill developments: massing, scale, volume, and setbacks, shall adhere to the prevailing (the most commonly occurring on the specific block face.) 4) The new Ordinance CF 23-0623-S1 rules shall not supersede HPOZs, CPIOs, NSOs, Specific Plans nor active CRA project areas. 5) Waiver requests shall not be unlimited.