

Communication from Public

Name: Miracle Mile Residential Association

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Council File No: 21-0002-S21

Comments for Public Posting: The Miracle Mile Residential Association strongly support this resolution. Please see our letter attached to the file.



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City Clerk
City of Los Angeles
200 N Spring Street
Los Angeles, CA 90012

Re: Council File No. 21-0002-S18
Council File No. 21-0002-S21

Dear Los Angeles City Clerk:

The Miracle Mile Residential Association, representing thousands of residents in the core of our city, supports Councilmember Paul Koretz's December 15, 2020 resolutions opposing California Senate Bills 9 and 10, introduced December 7, 2020.

In particular, SB 9 is a danger to local community control over vital land use policy. Contrary to the claims of SB 9's authors, the state legislation would only further expand the distance between haves and have-not, and widen the affordability gap.

Further, by making the construction of multi-family market-rate housing developments possible in single-family neighborhoods by ministerial approval, SB 9 short-circuits all regulatory, environmental, and discretionary community reviews. SB 9 is the worst form of Reaganomics: It adopts trickle-down theory that adding any type of housing will eventually produce affordable housing. Nothing can be further from the truth. The incontrovertible evidence in city after city in the United States is, as University of British Columbia's distinguished urban planning professor, Patrick Condon says "no matter how much a metropolitan area adds new housing units, housing prices continue to rise." SB 9's proposed upzoning of every single family parcel in Los Angeles will have only one consequence: Land values will rise, and affordability will continue to decline. The bill is a shill for developers and the global capital that now, with increasing voracity, owns more and more of the ground upon which all of us live, but which fewer and fewer of us can afford to buy.

SB 9's first provision, allowing duplexes, is unnecessary. Already, in Los Angeles, any developer may build a 1,200 square foot Accessory Dwelling Unit (ADU), a Junior unit (JADU) of 500 square feet, and even a Moveable Tiny House (MTH) of 470 square feet. Yet, despite this permissive zoning, as of late 2019 City Hall had only granted 800 Certificates of Occupancy for ADUs in a city of about 600,000 eligible homes. The same pattern of under-utilized zoning capacity is true in our commercial corridors and multi-family zones. In other words, there is already more than sufficient capacity in

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existing zoning to build more dwellings; yet those who control the marketplace do not do so. The market sees no profit in it and SB 9 won't change this fact one iota.

SB 9's would also allow lot-splitting, a maneuver that will land speculators to buy houses, demolish them, split the lot, and build six to eight market-rate housing units where one house previously existed. This will increase land values exponentially and make affordable housing impossible.

In conclusion, the Miracle Mile Residential Association opposes SB 9 because it is based on a totally flawed economic premise. SB 9 will force people out of their homes, undermine the hard-won gains of homeowners who historically were redlined out of homeownership, and put housing further out of reach for the fifty-seven percent of Angelenos who cannot afford their rent and the seventy-five percent who cannot afford to buy a home here. Existing neighborhoods add character and vibrancy to our city and protecting them from upzoning is something we should expect from our elected representatives when there are so many other options available to solving our housing crisis.

Thank you,

Greg Goldin
President, Miracle Mile Residential Association