

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 09/20/2021

Type of NC Board Action: For

Impact Information

Date: 09/21/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0972

Agenda Date: 09/20/2021

Item Number: IX. G.

Summary: The Reseda Neighborhood Council supports the report regarding the development of an affordable housing overlay zone and supports the creation of such zones to ensure equitable development of affordable housing where it will be most beneficial to the occupants. Please see our attached letter of support for our full statement.

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[Council File 21-0972](#)

Affordable Housing Overlay Zone / Development Incentive Programs / 100 Percent Affordable Housing Projects

The Reseda Neighborhood Council supports the report regarding the development of an affordable housing overlay zone and supports the creation of such zones to ensure equitable development of affordable housing where it will be most beneficial to the occupants. The City of Los Angeles is over 450,000 housing units short of what is needed and dismally behind on its obligations to entice and build affordable housing. In particular, our council district which comprises Reseda, Canoga Park, Winnetka, Tarzana, and Woodland Hills has 86 listed affordable housing projects, however only 13 are in the wealthier districts of Tarzana and Woodland Hills. 30 are in Canoga Park, 27 in Reseda, 16 in Winnetka, 8 in Woodland Hills Warner Center, and 5 in Tarzana despite Canoga Park, Winnetka, and Reseda being significantly smaller than Tarzana and Woodland Hills.

The Reseda Neighborhood Council strongly encourages measures that aim to bring equity in the construction of much needed affordable housing throughout Council District 3. This is particularly glaring in the Woodland Hills Warner Center area where the City Council [passed the Warner Center 2035](#) plan which changed height and density restrictions to that area to allow for large residential projects, yet did not think to include any mandated affordable housing as part of that plan. Additionally, if affordable units are built, they represent a very low percentage

of the project. The city planning guide that took effect in 2013 for Woodland Hills Warner Center for instance [does not mandate](#) any affordable housing as part of its planning document. In a recent [Woodland Hills development](#), affordable units made up 5-10% of the total apartments. And those units were only included to settle an appeal brought by housing activists. The original project included only market rent apartments. We need stronger incentives to develop 100% affordable developments rather than just small token percentages being doled out as a concession after significant hard work by activists.

