

Communication from Public

Name:

Date Submitted: 11/30/2021 10:45 AM

Council File No: 21-1230

Comments for Public Posting: RE: Los Angeles Business Council Support and Feedback – Housing Element Update Dear Members of the Los Angeles City Council, On behalf of the Los Angeles Business Council (LABC), we would like to express our support for the Housing Element Update and provide some feedback to ensure that these changes will create enough flexibility to accommodate the City's future growth and support our Regional Housing Needs Assessment requirement of approximately 500,000 new housing units by 2029. We are thrilled by the Housing Element's progressive goals, programs, and policies. The updates focus most specifically on facilitating housing production, improving housing preservation and stability efforts, promoting environmental sustainability and climate resilience, siting housing in high opportunity areas, and preventing and ending homelessness. These efforts will support the creation of housing opportunities that enhance affordability, equity, livability, and sustainability by remedying discriminatory housing practices and creating a city with a wide variety of housing types, sizes, and costs near jobs, transit, amenities, and services. The Housing Element aligns with the City's Right to Housing framework and provides more evidence that the City is working more comprehensively to ensure that housing stability and affordability are provided to all residents. As mentioned in the Draft update, the City needs to produce about 57,000 units per year in the 6th Housing Element Cycle and about 23,000 units per year affordable to lower income households (80% AMI and below). However, the City has only been producing an average of 16,700 units per year and 1,650 affordable units per year since 2014, indicating substantial changes are needed to achieve these housing goals. While the rezoning program is a good start in maximizing our development capacity, we believe more aggressive measures are required to truly bridge the 255,415-unit gap. Prioritize implementation of programs that aim to streamline, expedite, and reduce the timeline for housing development • Make programs expediting Affordable Housing Projects more ambitious – reducing processing times by at least 12 months or more • CEQA Streamlining – Assist more than 10 Transit Priority Projects and Infill Projects per year • Improvements to development process – Reducing the total number of discretionary entitlements in favor of objective standards, ministerial

entitlements and administrative clearances that achieve better results. RHNA Rezoning Program – increasing density • Increase the minimum density allowance for all lower income sites to a minimum of 30 units per acre. Community Plan Updates • Removing Site Plan Review for projects that comply with a site's allowable zoning. • Allowing affordable units to be a different mix than market rate units by basing affordable unit requirements on total residential floor area instead of total units. • Adding an option for land dedication for affordable housing. • Ensure that Community Plans fulfill their respective Community's outside role in helping the City meet its Regional Housing Needs Assessment requirement of 500,000 new housing units by 2029 by removing barriers to housing. o Where appropriate, removing building height limits and baseline non-residential floor area requirements, increasing base and max FARs, allowing all types of multifamily housing without imposing average unit sizes. Develop a publicly accessible quarterly report to assess housing units produced, with a breakdown for affordable units by tracking the following: • Number of housing permit applications • Number of housing permits issued • Number of Certificates of Occupancy received With these improvements, the City of Los Angeles will be better equipped to meet our increasingly ambitious housing production goals, while providing opportunity, housing stability, anti-displacement, equity, affordability, well-being, and sustainability for all Angelenos. Sincerely, Mary Leslie President LABC



November 24, 2021

RE: Los Angeles Business Council Support and Feedback – Housing Element Update

Dear Members of the Los Angeles City Council,

On behalf of the Los Angeles Business Council (LABC), we would like to express our support for the Housing Element Update and provide some feedback to ensure that these changes will create enough flexibility to accommodate the City's future growth and support our Regional Housing Needs Assessment requirement of approximately 500,000 new housing units by 2029.

We are thrilled by the Housing Element's progressive goals, programs, and policies. The updates focus most specifically on facilitating housing production, improving housing preservation and stability efforts, promoting environmental sustainability and climate resilience, siting housing in high opportunity areas, and preventing and ending homelessness. These efforts will support the creation of housing opportunities that enhance affordability, equity, livability, and sustainability by remedying discriminatory housing practices and creating a city with a wide variety of housing types, sizes, and costs near jobs, transit, amenities, and services. The Housing Element aligns with the City's Right to Housing framework and provides more evidence that the City is working more comprehensively to ensure that housing stability and affordability are provided to all residents.

As mentioned in the Draft update, the City needs to produce about 57,000 units per year in the 6th Housing Element Cycle and about 23,000 units per year affordable to lower income households (80% AMI and below). However, the City has only been producing an average of 16,700 units per year and 1,650 affordable units per year since 2014, indicating substantial changes are needed to achieve these housing goals. While the rezoning program is a good start in maximizing our development capacity, we believe more aggressive measures are required to truly bridge the 255,415-unit gap.

Prioritize implementation of programs that aim to streamline, expedite, and reduce the timeline for housing development

- Make programs expediting Affordable Housing Projects more ambitious – reducing processing times by at least 12 months or more
- CEQA Streamlining – Assist more than 10 Transit Priority Projects and Infill Projects per year
- Improvements to development process – Reducing the total number of discretionary entitlements in favor of objective standards, ministerial entitlements and administrative clearances that achieve better results.

RHNA Rezoning Program – increasing density

- Increase the minimum density allowance for all lower income sites to a minimum of 30 units per acre.

Community Plan Updates

- Removing Site Plan Review for projects that comply with a site's allowable zoning.
- Allowing affordable units to be a different mix than market rate units by basing affordable unit requirements on total residential floor area instead of total units.
- Adding an option for land dedication for affordable housing.
- Ensure that Community Plans fulfill their respective Community's outsize role in helping the City meet its Regional Housing Needs Assessment requirement of 500,000 new housing units by 2029 by removing barriers to housing.
 - Where appropriate, removing building height limits and baseline non-residential floor area requirements, increasing base and max FARs, allowing all types of multifamily housing without imposing average unit sizes.

Develop a publicly accessible quarterly report to assess housing units produced, with a breakdown for affordable units by tracking the following:

- Number of housing permit applications
- Number of housing permits issued
- Number of Certificates of Occupancy received

With these improvements, the City of Los Angeles will be better equipped to meet our increasingly ambitious housing production goals, while providing opportunity, housing stability, anti-displacement, equity, affordability, well-being and sustainability for all Angelenos.

Sincerely,

A handwritten signature in dark ink that reads "Mary Leslie". The script is fluid and cursive, with the first name "Mary" and last name "Leslie" clearly distinguishable.

Mary Leslie
President
LABC