

Communication from Public

Name: David Barboza
Date Submitted: 05/10/2022 10:52 AM
Council File No: 22-0268
Comments for Public Posting: Abundant Housing LA supports the motion in Council File 22-0268. Please see the attached letter.



5/10/2022

The Honorable Paul Krekorian, Marqueece Harris-Dawson, Gil Cedillo and Nury Martinez
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Support – Reform Site Plan Review – Council File 22-0268

Dear Councilmembers,

We write on behalf of Abundant Housing LA in support of your motion dated March 8, 2022, in **Council File 22-0268**, which directs the Department of City Planning and the City Attorney to prepare an ordinance which would exempt deed-restricted affordable homes from the calculation of the number of homes in a project that triggers Site Plan Review (SPR).

Abundant Housing LA is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis. We support reforms to legalize more homes, make homes easier to build, increase funding for affordable housing, and protect tenants, which are all needed to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity. As a community organization, in order to maintain our independence, we do not accept financial support from housing developers or their consultants.

SPR is a discretionary review process that increases the time and cost it takes to build urgently-needed homes in Los Angeles. Discretionary projects, such as those that require SPR, are subject to the California Environmental Quality Act (CEQA) and must go through a burdensome environmental review process, even though the type of housing development that occurs in Los Angeles is almost always environmentally beneficial infill development. The more housing is built in Los Angeles, the less must be built in far-flung areas like the Antelope Valley and the Inland Empire, where natural lands will be consumed and people have fewer transit options and drive longer distances. Delays in the review process make housing more expensive by increasing soft costs such as interest on loans, property taxes, property maintenance and staff time.

Los Angeles Municipal Code Section 16.05 currently requires SPR when a residential project includes 50 or more homes. We agree that deed-restricted affordable homes should be exempted from SPR threshold calculations, and urge you to consider revising the SPR threshold upwards for other homes as well, since the shortage of housing at all income levels is at the heart of our housing affordability crisis. These actions would build on the successful SPR relief implemented in the 2018 Permanent Supportive Housing Ordinance. We also urge you to

clarify that projects receiving state or local density bonuses would be deemed compliant with local zoning for the purposes of this calculation.

For these reasons, we are proud to support your motion, and we offer our thanks to you for bringing this important proposal forward.

Sincerely,

Leonora Camner

Leonora Camner
Executive Director
Abundant Housing LA

David J. Barboza

David J. Barboza, AICP
Director of Policy and Research
Abundant Housing LA

Communication from Public

Name: Jackson Loop

Date Submitted: 05/10/2022 08:21 AM

Council File No: 22-0268

Comments for Public Posting: May 9, 2022 Los Angeles City Council Planning and Land Use Management Committee 200 North Spring Street, Room 1010, Los Angeles, CA 90012 RE: Site Plan Review Threshold Motion (22-0268); Item # 2 on 5/10/22 Meeting Dear Planning and Land Use Management (PLUM) Committee Members: The Southern California Association of NonProfit Housing (SCANPH) is a nonprofit membership association representing affordable housing developers across the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. SCANPH members build permanent, high quality, below market rate homes for low and extremely low income residents. We are writing in strong support of Item #2 (Council file #22-0268) on the May 10th PLUM Committee agenda, which would create an ordinance to exempt deed-restricted affordable units in site plan review threshold calculations. At the request of our members, our organization has advocated for this exact measure to multiple council offices over the past two years. We believe this simple change will greatly increase the speed at which 100% affordable projects are processed, bringing units online for our most vulnerable neighbors more quickly. As the motion itself states, raising the site plan review threshold has created great benefits for permanent supportive housing production since 2018. The change will also create opportunities for developers to create larger projects without having to negotiate long delays for review, which can be debilitating for non-profit developers operating at a narrow margin. Moreover, the plan check review process through the departments of Building and Safety and City Planning will remain robust, and this measure will in no way impact the quality of multi-family housing that is built. We appreciate the offices of Councilmembers Krekorian, Harris-Dawson, Cedillo, and Martinez for pushing this measure forward. SCANPH and its members are certain it will have a noticeable impact on affordable housing production in Los Angeles, and we respectfully request your “Yes” vote on the item in tomorrow’s committee meeting. Sincerely, Jackson Loop Policy Coordinator Southern California Association of NonProfit Housing

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May 9, 2022

Los Angeles City Council
Planning and Land Use Management Committee
200 North Spring Street, Room 1010,
Los Angeles, CA 90012

RE: Site Plan Review Threshold Motion (22-0268); Item # 2 on 5/10/22 Meeting

Dear Planning and Land Use Management (PLUM) Committee Members:

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We appreciate the offices of Councilmembers Krekorian, Harris-Dawson, Cedillo, and Martinez for pushing this measure forward. SCANPH and its members are certain it will have a noticeable impact on affordable housing production in Los Angeles, and we respectfully request your "Yes" vote on the item in tomorrow's committee meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Jackson Loop".

Jackson Loop
Policy Coordinator
Southern California Association of NonProfit Housing