

## Communication from Public

**Name:** Mia Grindon

**Date Submitted:** 05/31/2022 07:03 PM

**Council File No:** 22-0268

**Comments for Public Posting:** I am writing in support of the 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). We need new homes now, and reducing the time and cost of achieving new builds is essential to meet the current demand. This is a housing crisis, and we must act as such. I also urge the reconsideration of SPR thresholds upwards for other homes as well, since the shortage of housing at all income levels is at the heart of our housing affordability crisis.

## Communication from Public

**Name:** Thomas Irwin

**Date Submitted:** 05/31/2022 10:38 PM

**Council File No:** 22-0268

**Comments for Public Posting:** My name is Thomas Irwin, and I am a member of Abundant Housing. I am writing to support the motion to exempt deed-restricted affordable units in the site plan review threshold calculations 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.