



Housing Element <housingelement@lacity.org>

ACT-LA response to LA City Housing Element compliance

2 messages

Alfonso Directo Jr. <adirecto@act-la.org>
To: Housing Element <housingelement@lacity.org>

Fri, Mar 25, 2022 at 10:45 AM

Dear LA Department of City Planning,

Attached is the response letter from the Alliance for Community Transit - Los Angeles (ACT-LA) about the LA City Housing Element's compliance. Please review the letter and feel free to contact me if you have any questions.

Thank you,
Alfonso

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Alfonso Directo Jr., PE (he/him/his)

Senior Advocacy Manager | Alliance for Community Transit - Los Angeles

cell: (949) 400-0818

website: www.act-la.org

Please note: We've moved our email addresses and website to act-la.org!



2022-03- ACT-LA Response to Housing Element Noncompliance.pdf
84K

Housing Element <housingelement@lacity.org>

Fri, Mar 25, 2022 at 12:06 PM

To: Cally Hardy <cally.hardy@lacity.org>, Maya Abood <maya.abood@lacity.org>, Matthew Glesne <matthew.glesne@lacity.org>, Blair Smith <blair.smith@lacity.org>, Betty Barberena <betty.barberena@lacity.org>, Wajiha Ibrahim <wajiha.ibrahim@lacity.org>, Denzel Henderson <denzel.henderson@lacity.org>, Jackie Cornejo <jackie.cornejo@lacity.org>, Marisol Romero <marisol.romero@lacity.org>, Joel Montano <joel.montano@lacity.org>, Nancy Twum-Akwaboah <nancy.twum@lacity.org>

FYI.

Housing Element Staff
Los Angeles City Planning



200 N. Spring St., Room 750
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-1302



For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

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2022-03- ACT-LA Response to Housing Element Noncompliance.pdf
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March 25, 2022

LA Department of City Planning
Via email to HousingElement@lacity.org

CC: LA City Mayor Eric Garcetti, LA City Councilmembers, LAHD General Manager Ann Sewill, LADCP General Manager Vince Bertoni, Senior Planner Matt Glesne, California HCD Division of Housing Policy Development Staff Sohab Mehmood

Subject: City of Los Angeles 2021-29 Housing Element compliance

Dear Housing Element Team:

Rising rents, widespread tenant evictions and a lack of affordable housing have made Los Angeles the city with the worst housing and homelessness crisis in the country. As the City of Los Angeles's (City) 2021-29 Housing Element states, the City had a higher percentage of cost-burdened renter households (59%) in 2019 than any other major American city. About 32% of renters in the City are severely cost-burdened, meaning they spend over 50% of their income on rent. As families overspend on housing costs, they have less in their budget for health care, childcare, education, healthy food, savings and retirement, and other household costs.

Alliance for Community Transit - Los Angeles (ACT-LA) coalition members have reviewed the California Housing and Community Development's (HCD) letter, dated February 22, 2022, to the City of Los Angeles Department of Planning. We understand HCD is requiring the City to revise its Housing Element to meaningfully affirmatively further fair housing pursuant to State Housing Element law. Our coalition members, many of whom represent low income renters, agree with HCD that the City must clearly identify how its policies and programs will affirmatively further fair housing by revising the Housing Element to include additional metrics and measures that would enable public accountability. While we appreciate the City's efforts, which include a site inventory informed by a realistic development analysis and a stated intention to facilitate the development of 10,000 affordable housing units on public lands, we still have outstanding concerns on issues related to equity, racial justice, and affirmatively further fair housing. The City of Los Angeles, comprised of tens of thousands of unhoused residents and mostly renter households where over half of which are so unaffordable that they impose a cost burden on their inhabitants, must affirmatively further fair housing by stably housing all its residents and crafting housing programs that ensure equitable access to healthy affordable housing at the deepest affordability levels and that counteract a legacy of institutional racism in its planning and zoning policies, as well as economic and urban environmental segregation in the City.

In 2017, ACT-LA members worked with other community partners to suggest measures and metrics that we believe would affirmatively further fair housing (AFFH) in the City. Our coalition's and partner's work sought to prioritize anti-displacement and equitable development concerns in various communities. We shared our concerns and recommendations with City staff as part of [Council File #16-0647](#). In October 2017, the City of LA adopted the city's latest 2017-23 AFFH Plan, which contains metrics and measures that staff should integrate into the revised Housing Element. The Housing Element's AFFH Program 124 should be expanded to additionally report the status and remaining needs to fulfill the goals, metrics and measures shown in Section V of the City Council adopted [2017-23 AFFH Plan and Report](#) (starting on page 382). As part of the Housing Element's Rezoning Program 121 response to AFFH analysis, Program 121 should additionally be expanded to express an intention of the city to advance the goals, metrics, and measures shown in the [2017-23 AFFH Plan and Report](#) with the Rezoning Program 121.

[Chapter 1 of the Housing Element](#) reports that "the City has limited funding for the construction of Affordable Housing" and also reports an estimated funding need from 2019 of around \$15.8 billion yearly of which the City needs \$3.8 billion yearly from City funds (p.99). ACT-LA would also like to see the City utilize new funding sources for equitable built environment policies in Los Angeles that may not have existed or that may have existed but have not been historically used for built environment policies. We suggest a thorough audit of the Los Angeles Police Department and an equally thorough evaluation of the efficacy of their public safety efforts. The LAPD is responsible for a significant percentage of the City's budget, [far more than other cities in California](#). This money is unlikely to be well spent, as empirical studies show that [police are not good at solving crimes](#). On the contrary, empirical studies show that [investments in community nonprofits reduce crime](#). The discussion of policing and police funding has become highly emotional as proponents argue that policing deters crime, although this is not an established fact, and critics focus on police misconduct, rather than cost-effectiveness. An independent, impartial, and evidence-based audit of the LAPD and evaluation of the efficacy of spending public dollars on policing is in order. This is especially true as police budgets have not been cut as severely as other municipal departments during times of austerity and are more likely to contain unexamined inefficiencies and wasteful practices that rely on funds that could be put to better use. An overhaul of police practices could also [reduce legal payouts](#) by reducing the prevalence of police misconduct. We would expect police budget savings of 5-10% could be easily achieved, which would lead to tens, and potentially hundreds, of millions of dollars in additional funding for more cost effective programs that address various community's need for affordable housing and basic public services like bulky-item pick up, street lighting, and sidewalk repair.

While improvements to streets and infrastructure are crucial, the City should also ensure that the City's current low income inhabitants will not be displaced and thus not be able to stay and enjoy these public investments. One way to reduce displacement is to establish a right of return. Key elements include:

- I. Developments should not be approved if they ultimately reduce the number of rental units (see No Net Loss policy).

- II. HDLA should keep a list of tenants who are displaced due to a development and provide notice when new units in the development are being rented
- III. For every development where a tenant is displaced, including through a voluntary buyout agreement, those tenants shall have a right of first refusal to rent units in the new development.
- IV. Returning tenants should first be given the right to rent a physically comparable unit at their prior rent; effort should be made to offer units to tenants that are comparable in bedrooms, bathrooms, and square footage to their prior units.
- V. Returning tenants should be offered any covenanted affordable units in the development that they qualify for
- VI. If no qualifying affordable units are available, tenant should be offered a market rate unit
- VII. These practices should also be followed for new Transit Oriented Community developments in the area from which a tenant was displaced

Finally, throughout the development of the City's 2021-28 Housing Element, ACT-LA members have consistently provided feedback and comments to City staff on updates to the City's Housing Element. We have the remaining concern that the Rezone Program, as proposed to be implemented through the Community Plan updates, lacks details to describe how these programs will affirmatively further fair housing. As our coalition described in our 2020 and 2021 [comment letters](#), housing in LA is inextricably linked to natural environments that industries and transportation operations have polluted and exploited for at least the last century. The Housing Element should account for the cumulative impacts focused in Black and brown communities caused by harmful land uses such as warehouse expansions and neighborhood oil drilling by planning for safe and healthy housing that all residents can both afford. Housing Element goals to affirmatively further fair housing must prioritize plans for affordable and healthy residences, support tenant protections, and prevent displacement and gentrification, especially for vulnerable communities whose health have been impacted by long-standing environmental – air, soil and water – pollution. Land already owned by all public agencies within the City of LA should be prioritized and utilized to address the collective need for affordable housing, especially given both the City's deep need for affordable housing and potential housing development cost savings by utilizing public lands for affordable housing development. In order to affirmatively further fair housing starting this year, the City should prioritize the adoption of implementing city ordinance necessary to advance Housing Element Program 15: "Public Land for Affordable Housing" with priority to reduce homelessness and support people at risk of becoming homeless by building affordable housing.

As the City revises the Housing Element per HCD's February 22, 2022 letter, the City should consider both our coalition's AFFH recommendations from 2017 and the environmental justice concerns that we expressed in [our Housing Element comment letters](#) in 2020 and 2021. ACT-LA urges the City to incorporate metrics and measures in the City's Housing Element that lead to fair housing for LA residents in both the economic and environmental sense of fairness. We have appreciated the long-standing and constructive dialogue among ACT-LA members, City staff and Councilmembers. We look forward to reviewing future Housing Element revisions and working with the City to meaningfully and affirmatively further fair housing in Los Angeles.

ACT-LA Response to HCD's review of LA City's 2021-29 Housing Element
March 2022

Sincerely,

The Alliance for Community Transit - Los Angeles



Housing Element <housingelement@lacity.org>

Re: Community Impact Statement - City Planning Commission ** HOUSING ELEMENT ** (UNNC)

Planning CPC <cpc@lacity.org>

Wed, May 18, 2022 at 2:15 PM

To: Laura Meyers <lauramink@aol.com>

Cc: "cecilia.lamas@lacity.org" <cecilia.lamas@lacity.org>, "housingelement@lacity.org" <housingelement@lacity.org>

Good afternoon Ms. Meyers,

Thank you for confirming your participation, it has been noted. Commission Staff will remain vigilant to ensure you are given your allotted time to speak.



Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Fridays

On Wed, May 18, 2022 at 2:13 PM Laura Meyers <lauramink@aol.com> wrote:

I will log in via Zoom. My Zoom name is my name, Laura Meyers (if I am able to change it as I log in I will do "Laura Meyers UNNC")

My plan is to speak, but you may recall that I -- as others -- occasionally have connectivity issues!

Thank you very much!

-----Original Message-----

From: Planning CPC <cpc@lacity.org>

To: Laura Meyers <lauramink@aol.com>

Cc: cecilia.lamas@lacity.org <cecilia.lamas@lacity.org>; Housing Element <housingelement@lacity.org>

Sent: Wed, May 18, 2022 2:10 pm

Subject: Re: Community Impact Statement - City Planning Commission ** HOUSING ELEMENT ** (UNNC)

Good afternoon Ms. Meyers,

No you do not. Thank you for inquiring. Can you confirm if you will be speaking tomorrow? If, so will you participate via zoom or dial in? I would need your zoom name or last four digits of your phone number in order to identify you. Please advise.

Join Zoom Meeting:

<https://planning-lacity-org.zoom.us/j/83934037344>

Meeting ID: 839 3403 7344 **Password:** 122926

OR

Dial by your location:

(669) 900-9128

(213) 338-8477

Meeting ID: 839 3403 7344 **Password:** 122926

Thank you,



LOS ANGELES
CITY PLANNING

Cecilia Lamas, Commission Executive Asst.

- **City Planning Commission (CPC)**

- **Harbor Area Planning Commission**

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Fridays

On Wed, May 18, 2022 at 1:29 PM Laura Meyers <lauramink@aol.com> wrote:

Hello, Cecilia. UNNC had previously filed a CIS and also submitted to the Commission a very long (19-page) Resolution and letter regarding the Housing Element, which is returning to the Planning Commission tomorrow for a hearing on changes.

Do I need to file a new CIS today in order for UNNC to be able to comment as a neighborhood council tomorrow? I am able to, just wondering if I need to?

(Our adopted positions have not changed, and will not change. We may wish to respond to specific adjustments in the new version of the Housing Element to the extent this overlaps or conflicts with our positions. UNNC has a land use committee meeting tonight where we will go over the adjusted Housing Element.)

The previously-filed Community Impact Statement is below; the previous letter/Resolution is attached.

Thank you,

Laura Meyers
UNNC president

-----Original Message-----

From: Laura Meyers <lauramink@aol.com>

To: cpc@lacity.org <cpc@lacity.org>

Sent: Wed, Oct 13, 2021 4:09 pm

Subject: Fwd: Community Impact Statement - City Planning Commission ** HOUSING ELEMENT ** for Oct 14 meeting (UNNC)

Here is UNNC's Community Impact Statement (below, but you will likely also receive it in the normal system way) and it relates to the UNNC comment letter previously submitted. That letter is visible in the agenda packet of material (THANK YOU!) but just in case I have attached it again.

"See you" tomorrow morning.

Thank you,

Laura Meyers
UNNC president

-----Original Message-----

From: Clerk.CIS@lacity.org

To: cpc@planning.lacity.org

Cc: planning@unnc.org

Sent: Wed, Oct 13, 2021 4:05 pm

Subject: Community Impact Statement - City Planning Commission

Your Community Impact Statement has been successfully submitted to City Planning Commission.

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

Neighborhood Council: United Neighborhoods Neighborhood Council

Name: Laura Meyers

Phone Number: 323.868.0854

Email: planning@unnc.org

The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 10/07/2021

Type of NC Board Action: For if Amended

Impact Information

Date: 10/13/2021

Update to a Previous Input: No

Directed To: City Planning Commission

Council File Number:

Agenda Date: 10/14/2021

Item Number: Agenda Item #7

Summary: The United Neighborhoods of the Historic Arlington Heights, West Adams and Jefferson Park Communities Neighborhood Council (UNNC) supports a balance between the past, present and future: we value our historic neighborhoods, and we look to a prosperous future that includes change, growth and new residents. UNNC's area spans broadly diverse neighborhoods in the City's heart, inclusive of multiple ethnic, racial, cultural, and economic groups. Through this prism, UNNC backs the construction of housing at all market levels and types. UNNC supports most of the Housing Element as proposed. But we have some concerns (tackled in our 19-page comment letter) about the unique needs of families and individuals experiencing homelessness, an equitable distribution of housing throughout the city, and historic preservation incentives, among other topics. UNNC strongly supports policies that would result in NO NET LOSS of RSO or naturally occurring affordable units. UNNC wants incentives to be granted ONLY to projects that retain the RSO count and ADD new affordable units. UNNC also urges that the Housing Element Update revert to an objective or goal of CONSERVING NEIGHBORHOOD CHARACTER, not "architectural context," and define neighborhood character specifically as "scale, massing, setbacks, lot coverage, height, architectural context, and/or materials." If language in the Housing Element must be "objective," then describe prevailing setbacks as measured and calculated; average lot coverage of adjacent properties within a specified radius; adherence to the height district of the zone; and so on. Regarding the Missing Middle -- it is PEOPLE and NOT a building typology, such as bungalow courts. The Housing Element should focus on the middle class/working class families who can no longer afford to live in L.A. We hope the Housing Element (2021-2029) will have a positive impact on the quality of life in Los Angeles and all the neighborhoods that make up UNNC. Thank you.

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JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

May 18, 2022

VIA ELECTRONIC MAIL

Hon. Samantha Millman and Members
Los Angeles City Planning Commission
c/o Cecilia Lamas, Executive Assistant
200 North Spring Street
Los Angeles, CA 90012
cpc@lacity.org

Re: CPC-2022-2698-GPA; ITEM 6 for Meeting of May 19, 2022

CEQA: ENV-2020-6762-EIR-ADD1; Related Cases: CPC-2020-1365-GPA; ENV-2020-6762-EIR; CF 21-1230

Dear President Millman and City Planning Commission Members:

This firm represents AIDS Healthcare Foundation (“AHF”) and its supporting organizations and individuals.

AHF objects to the Housing Element Project in its current form, particularly because it remains an instrument that will allow massive luxury/market rate housing development without in fact assuring comparable development of affordable units for the residents of the City. Moreover, AHF hereby adopts all project objections, comments, and all evidence/studies submitted in support of project objections, and specifically requests that the City print out or attach to the Council file each and every hyperlinked document cited in all comment letters in the administrative record for this Project.

The staff report just issued in support of making significant changes to the City’s Housing Element adopted by City Council on November 24, 2021 states that the changes are only made to satisfy the State’s Housing and Community Development Department demands related to legal insufficiencies of the November 24, 2021 version. The staff report claims that no changes are proposed to the Inventory of Available Parcels for Development other than adding a column showing the potential density bonus for each parcel, if any. This is a very significant change, one not disclosed to the public or for which any outreach has been done as required by

state law for the amendment of a Housing Element. Instead, the City Planning Department withheld these changes from public view until just prior to the City Planning Commission's hearing.

While AHF continues to support Housing Element policies that will in fact generate more affordable housing for the City, the Housing Element remains legally deficient for all of the reasons set forth in our letters found in City Council File No. 21-1230, especially dated November 2, 2021 addressed to the PLUM Committee, and as set forth in AHF's Petition for Writ of Mandate challenging the City's Housing Element.

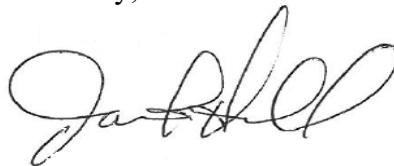
Our objections included expert analysis of the faulty regression analysis the City used to estimate the City's projected likely development from existing zoning. The regression analysis was so fundamentally flawed as to be worthless for its purpose. But nonetheless, the regression analysis was used by the City to unjustifiably depress the amount of estimated development from existing zoning in order to claim a "need" for citywide upzoning. This upzoning is an unjustified give away to real estate developers, particularly since the upzoning undermines the City's already weak and ineffective affordable housing "incentive" programs.

While the City aggressively used dubious regression analysis to pursue upzoning for real estate developers, the City takes an opposite approach when it comes to assuring that affordable housing will be constructed concurrently with all the luxury/market rate housing its upzoning program will permit. Other cities all over the State, including San Jose, have for years required inclusionary zoning affordable housing requirements of 15% or more from each housing development in their City. Not Los Angeles.

The City and this City Planning Commission stand out as a paradise for luxury housing builders whose opposition to inclusionary housing thwart any chance of the City meeting its affordable housing unit goals. This City Planning Commission passively allows adoption of a Housing Element without treating the need for inclusionary housing as the emergency it is compared to adjoining cities that all have currently operating inclusionary housing programs. The City Planning Department says it will continue to "study" the need for inclusionary housing requirements, but even if studied, City Planning may not recommend this protection for all parts of the City. The inability of the City Planning Department, this Commission and City Council to expeditiously put its affordable housing program on par with nearby cities significantly impairs the credibility and ability of the City to achieve actual equity for the residents of the City.

Inclusionary zoning is constitutional and used all over this State to obtain significant affordable housing. The lack of such a requirement citywide remains a fatal flaw in any conclusion that City has addressed meaningful equity issues for its Housing Element.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie T. Hall', written in a cursive style.

Jamie T. Hall



Housing Element <housingelement@lacity.org>

Re: CPC-2022-2698-GPA

1 message

Planning CPC <cpc@lacity.org>

Tue, May 17, 2022 at 7:14 AM

To: Frances Offenhauser <offenhauser@oma-la.com>

Cc: Housing Element <housingelement@lacity.org>

Good morning,

Please note your secondary submission has been received and it will be distributed accordingly to the City Planning Commission for the special meeting of May 19, 2022.

Thank you,



LOS ANGELES
CITY PLANNING

Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Friday

On Tue, May 17, 2022 at 12:27 AM Frances Offenhauser <offenhauser@oma-la.com> wrote:

Dear Commission staff: Will you kindly confirm that you received this letter in time for the cutoff for 10 pages.?

Thanks so much.

Fran Offenhauser (310) 659-6600

HERITAGE ■ PROPERTIES

Re: Housing Element Update CPC-2022-2698-GPA
Formerly: Housing Element Update 2021; CF 21-1230
Attention: City Planning Commission members
Date: Commission Special Meeting May 19, 2022

Honorable Commissioners:

I recommend you do not vote “yes” on the Staff recommendations. There is not a time pressure. Dig much much deeper into a document you are taking responsibility for.

I prepared a detailed analysis of the Housing Element Update in 2021, based on an extensive analysis of the data in Appendices 4.1, 4.3, and 4.7. I see that this Housing Element amendment continues the huge huge disconnect between the zoning recommendations for 192,000+ land parcels and requiring affordability. It shows a continuing pattern of channeling growth and incentives to areas already booming with new apartments, and leaving behind the need for housing and investment in established lower income areas.

The State was correct in requiring the City to synthesize its existing programs which cut across many departments. Equity can be implemented through vouchers, supportive services, legal services, downpayment assistance, information, monitoring of loss of deed restricted units, environmental clean ups, etc as the charts tell.

But what your Commission voted for and controls is upzoning. Right now there is no substantive connection, no specific metrics, and no specific requirements to tie the upzoning recommended in the Housing Element to actual affordable housing production. This Housing Element is just developer nirvana, until you take the time to make your part in this—the zoning part-- do what it claims for affordability and equity.

I concluded the following, which should be of extreme concern to you.

1. Housing Element includes 650% of the upzoning City says is needed: The Element did what the State asked—it is a blueprint for massive upzoning. In fact, while City Planning calculated a need to upzone for 219,732 units to meet the RHNA 2029 upzoning mandate, the Housing Element complied with 1,444,413 units-- 6.5X this amount! (See Appendix 4.7)
2. No clear way to follow through by Community Plan Area: What the Element did not do was quantify, map clearly, or total anything by Community Plan Area. Yet the entire implementation strategy to meet the State mandates rests on following through with large scale upzoning Community Plan area by area.
3. Recommended upzoning in stark conflict with goals and programs: The words sound affirmative and fair, but buried in vast pages of data about zoning, the actual story is of evictions and displacement. For example, in the Hollywood Community Plan area alone, the Housing Element recommends and tallies the destruction of 6,600 RSO units to meet the Element recommendations. No replacement policy, or even a mechanism to track RSO evictions, was offered.
4. Upzoning in commercial areas is not tied to producing housing: It does not appear that the dots are connected between upzoning in commercial areas and any kind of requirement to build affordable housing. Commercial areas are where the majority of housing is being built

HERITAGE ■ PROPERTIES

5. Higher opportunity areas—how much and where? The Element speaks about for focusing new affordable housing in “high opportunity” areas but then is egregiously vague—vague maps only. No possible metric or measuring or follow-through can be tracked.
6. How to pay for all this “affordable” housing? . Economic studies commissioned by City Planning, and also basic math, show that incentive density bonuses cannot produce a substantial quantity of housing to meet a 40% affordable housing goal. The Housing Element is still recommending 84 units of housing to replace Grauman’s Chinese Theater! Now an added data column clarified that that should be low income housing..
7. Algorithm of “Available Sites” egregiously flawed: City Planning used an algorithm from the Turner Center for its “Available Sites” analysis. Spot checking a sample through Hollywood has found this to be egregiously flawed.
8. The EIR is not sufficient. Growth has consequences which were not quantified, evaluated as required, nor mitigations recommended. The impact on historic buildings is a tsunami.
9. Housing Element data shows that Hollywood Community Plan Update has major errors.

Housing is critically needed for a certain number of Angelenos, and housing our 50,000 or so homeless is important. Far more importantly, large numbers of Angelenos are housed, but need money---rental assistance. And a certain unquantified number are in overcrowded living situations. Massive upzoning does not solve most of our problems, and unfettered upzoning is your responsibility to catch and correct.

I extracted data specifically for the Hollywood Community Plan area because that was manageable (about 12,000 parcels), and is a good snapshot for comparing housing data from the Element with Community Plan data released to the public to date. My findings are attached. All of the housing that is needed to meet 2029 RHNA or 2040 Community Plan goals has already been permitted or entitled in Hollywood, according to the figures in this Housing Element.

Respectfully submitted:

Fran Offenhauser



HERITAGE ■ PROPERTIES

Re: Housing Element Update 2021; CF 21-1230
Attention Councilmembers
Date: Council Meeting November 24, 2021

Honorable Councilmember:

The Housing Element promises housing equity and affordability, but those are NOT what you are being asked to approve Wednesday.

To make this Housing Element DELIVER what it says, ADD AMENDMENTS TO YOUR APPROVAL –Proposed amendment texts are attached on page 2.

This Housing Element does NOT deliver what you want now: to limit evictions and displacement; relieve the financial pressure of overcrowding and rent burden; house our homeless; offer affordability in “high opportunity areas”.

It is written to meet the State’s RHNA requirements for “rezoning”—upzoning to change quantities of housing allowed on land parcels.

- The State did NOT order affordable housing production, or tenant protections. The operative part you are asked to approve Wednesday is “rezoning”.
- The Element speaks at length about “goals” and “programs”. But your vote will not DO any of them unless you link them to the upzoning. Council must specifically require these actions, and show how they link to the upzoning.
- The current Housing Element dangles, but does not deliver: 40% housing affordability; Adaptive Reuse citywide; non-displacement of RSO tenants; housing location and affordability equity; replacement of demolished affordable housing.
- Upzoning is what is delivered—in the next 3 years-- via 35 Community Plan updates.

The Housing Element text states that affordability won’t realistically happen, even with all this upzoning. So you can ensure it does by amending your Housing Element approval Wednesday so that community Plan updates will attach conditions to each parcel -by- parcel upzoning. Cause each project to deliver on those “goals” and “programs” that appear to be at the core of the Housing Element. Otherwise your vote for this Element is simply developer nirvana.

You can add amendments that say “If the upzoning is to be used by a developer on a parcel, the promised housing goals must be met.” An actual proposed text is on page 2.

What exactly does this Housing Element do?

- **456,379 new housing units** is RHNA target for Los Angeles: 2021-2029 (in 8 years)
- **Population increase?** If homeless units are for 40,000 people maybe 30,000 of those? Who are the rest for?
- **266,647 new housing units** is the Housing Element estimate to answer RHNA “Expected Development”. The question is “how many sites will likely get built on in the next 8 years?” The question of existing zoning capacity for the City was not asked,.
- **219,732 new housing units** are thus “required” by RHNA to be “rezoned” (upzoned)

How does the Housing Element affect your district?

HERITAGE ■ PROPERTIES

- Council members cannot see what is being proposed, or know how to follow through in their Community Plans. For example, you cannot that when you vote for this Element you vote for a massive loss of RSO units.
- Maps are unreadable and the data is presented citywide, not broken out.
- The promise of “equity” is a “Wizard of Oz”. get it out from behind the curtain. I have taken apart the data—it should be required- not in 90 days, but in a week. See our Exhibit #1 attached.

So why does the Housing Element recommend 6.5 X the 219,732 units for upzoning?

- Housing Element recommends upzoning for 1,444,413 units—6.5X the State requirement. This is disclosed on page 191. This oversupply is intended to give wide choices during the Community Plan Updates.
- Without your direction prior to any approval of this Housing Element Update, the operative result will be massive upzoning, with no guarantee that any of the promises will happen.

ADD TO MOTION (#1): Addendum stating “when the Housing Element recommendations are implemented through each of the Community Plans in the next 3 years, the parcel by parcel upzoning will be conditioned so that it does not trigger RSO evictions; it allows adaptive reuse, microunits or other zoning adjustments as promised; and the upzoning delivers the housing affordability (low income etc) promised in the Housing Element or it cannot be used.”

ADD TO MOTION (#2): Addendum stating “when the Housing Element recommendations are passed down for implementation by Community Plan area, ensure the following: clear mapping and all Ch. 4 data subtotaled for each Community Plan area; reduction of Appendix 4.7 upzoning to the 219,732 housing units mandated by RHNA; clearly stated quantities by Community Plan area; no demolition of RSO units—only additional units allowed as possible on those sites; recalculation by Community Plan Area of Adequate Sites(Appendix 4.1) and Entitlements (Appendix 4.3) with corrected data;. SB 9 and 10 projection included in “expected Development”; and complete environmental analysis, including infrastructure and historic buildings, with all adverse effects avoided and including proper mitigation measures.”

ADD TO MOTION #3: Addendum stating “any implementation in any Community Plan of any upzoning based on this Housing Element shall be specifically tailored to avoid adverse effects on historic buildings.”

In the following Exhibit #1 and 2 we provide back-up for these suggested amendments to the Housing Element motion for approval.

I can be available to explain this further if requested. I have 50 years of experience. I am a housing developer; affordable housing developer; real estate investor; architect; historic architect; was Senior Planner for the Hollywood Community Plan now in effect; and historic preservation advocate.

Respectfully submitted,



Frances Offenhauser

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EXHIBIT #1

Why is Amendment #2 needed?

- Readable maps and subtotaled data are needed by Community Plan area so that implementation by Community Plan area is possible. Right now maps are unreadable and citywide data is all mashed together. My office disaggregated the data by Community Plan Area, and can report that what we did was critical.
- Community Plans must shave down to 1/6 The proposed “rezoning”, or upzoning, in Chapter 4 and Appendix 4.7 is for **6.5X** the upzoning as needed to satisfy RHNA. (see page 191), according to City Planning.
- Appendix 4.1 undercounts adequate sites in Hollywood: City Planning used a citywide model from the Turner Center for calculating sites, looking for probability of new housing development in the next 8 years. For someone familiar with a local area, the results were quite off base: multiple sites which have already had Ellis Act evictions were missed; multiple sites with zoning entitlement applications were missed; obvious easy large empty parking lot development sites were missed; properties on the market and in the media were missed.

How does this Housing Element intersect with TOC's, or City Planning replacements for TOC's in the new Hollywood Community Plan?

Los Angeles Planning for the last 40 years was aimed at integrating growth sustainably with infrastructure, getting rid of “overzoning” and lopsided growth. The Housing Element signals a dangerous turn backwards for us, in the face of our climate crisis.

- TOCS (density bonus) and value capture will work LESS with upzoning. As soon as upzoning hands out added density by right, developers lose incentive to use incentives. Its basic real estate economics. Also proven by experience in Vancouver and other cities.
- TOCs (density bonus) works less with upzoning: The City's own economic studies for the Hollywood Community Plan show that the “value capture” concept does not work as soon as the construction type is taller and the land cost higher. Hollywood CPIO incentives push organized labor out of housing production, but will not deliver “affordable” units in upzoned areas
- Rezoning can't reach the affordable housing goal. A goal of 40% affordable housing is NOT attainable without public subsidy. ONLY 15% of housing produced in the last 3 years in Hollywood was “affordable” – including the housing that was fully subsidized.
- How does the new substitute for TOCS ever work to deliver 40% UNLESS every single upzoning is conditioned to provide the affordability?- Good question. Basic math.

How does Citywide data blur the fact that areas like Hollywood have already met RHNA targets due to high construction activity?

The Citywide model blurs reality: Some areas already have all the needed development under construction and entitled. In Hollywood, 34,766 units are already built or underway, on a need for 31,965 units.

- 14,355 units entitled or in process per Appendix 4.3 plus 4,537 found in City records but missed in the dataset
- 7,000 current vacant units reported by City Planning (HCPU FEIR)
- 2,595 units with building permits (Appendix 4.3) ;
- 6,279 “Adequate Sites” (Appendix 4.1)

How does the Housing Element accelerate displacement?

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- Evictions and displacement: Hollywood data was disaggregated by us. Over 6,600 parcels of land with RSO units (no count of the actual units in the current dataset) are expected to be lost
- Over 25% of sites proposed for upzoning (Appendix 4.7) In Hollywood (and assumed demolition) have rent controlled units
- Over 30% of sites for “Adequate sites” (Appendix 4.1) in Hollywood for immediate new unit construction (and assumed demolition) have rent controlled units.
- Evictions and displacement: To date the monitoring, replacement, and even counting of evictions seems to not happen. In Hollywood, data from CES shows that from 2016 – 2021 evictions from RSO units alone were more than “affordable” units produced by incentive programs. The only gain was in fully subsidized projects.
- City’s Hollywood Displacement Economic Study: City’s own study questions relying on new construction as the panacea for housing affordability, when it actually causes more displacement, and replacing of housing for evicted/displaced residents is questioned as not being feasible.

Why then does this Housing Element suggest upzoning for 75,000 additional new units in Hollywood, when the RHNA numbers are already met?

Citywide data all mashed together buries the data needed to actually inform Community Plan Updates. In maps and Excel spread sheet Chapter 4 Appendices, there are recommendations for 75,000 new units in Hollywood. (This is never disclosed) . These units are in areas already in great contention, with overburdened infrastructure, lopsidedly directed into central Hollywood and very damaging to existing renters and historic buildings. Why? Great question. 300% of RHNA target—all packed in central Hollywood.

How is “equity” carried through? Why are areas with great transit , jobs, and colleges left entirely untouched by the Housing Element, and Downtown and Hollywood are mapped with huge oversupply??

- The maps and Appendixes in the Housing Element contradict the words about equity.
- Over half of the Hollywood flatland area near 3 Metrorail stops is close to the major employers, a huge park, schools, City College. But it is untouched by these upzoning proposals. Instead huge housing quantities are recommended which can’t be supported by existing infrastructure in the already-developed Hollywood/Sunset Boulevard area:
- Areas of the San Fernando Valley—again with access to colleges, schools, parks, transit, etc are untouched.
- New density is concentrated into areas with high land and construction costs., incentivizing demolition of world renowned and nationally important historic buildings. This defies logic. It appears to be some sort of justification for the already-rolled-out Hollywood Community Plan, but it actually exacerbates the lopsidedness and environmental damage .

The Housing Element EIR is inadequate.

We know that the State and RHNA required this Element Update, but the State did not require upzoning over 6 times needed, or to omit all basic planning for infrastructure and for sustainability, livability, and environmental protection, and declare its adverse and OK, with inadequate analysis and inadequate mitigations. As I have been able to do much of the mapping and analysis in my office with my staff, there is no excuse to ask the Council to adopt a Statement of Overriding Consideration based on skipping the work.

- Adverse impacts are avoidable. The State may require a program of upzoning, but it also requires Planning to be coordinated among all Plan Elements. An EIR which shows 13 areas of “unavoidable” adverse impact is by definition inadequate. Some issues—such as Very High Fire

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Hazard Severity Zones—have been considered to date. The Housing Element can direct the forthcoming Community Plan revisions to take specific measures to avoid known adverse effects in the choices made during Community Plan Updates.

- Do not accept the absence of Mitigation Measures—for any environmental impact deemed to be adverse and severe, the public is owed full analysis and genuine credible mitigations. If that can't be done now, institute a condition so it will be done.

Who are 456, 643 new housing units required by RHNA for?: In the next 8 years.

If RHNA expects 900,000 new people in Los Angeles housed in the next 8 years—That's 20% growth of the whole of today's LA being built new in 8 years? Who is this housing for?

- If they are rent- burdened they are housed- they need more money.
- If they are lacking in opportunity, they are housed—they need more opportunity, and more money.
- If they are overcrowded, they are housed, so a certain proportion can be newly housed- *what is that number?* Quantify it.
- The demographic that is unhoused is the homeless- for math's sake assume 56,000 of them. Current zoning can accommodate them in new buildings with no problem. At \$690,000 per unit per the City Controller, only-\$38 billion in cash or borrowed is needed. But no upzoning.
- Interestingly, Section 8 type subsidy could support a renter for 100 years as opposed to new construction.

For Hollywood The Housing Element totals 110,000 units-- thats 220,000 new people on a current population of under 200,000 now. Doubling Hollywood in 8 years.

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EXHIBIT #2

Why is Amendment #3 needed?

The Housing Element recklessly disregards historic buildings. No analysis, no overlaying of upzoning proposals on landmarks, and no parcel-by-parcel data is given to show the true effect of the Housing Element rezoning proposals. But from suggesting Grauman's Chinese Theater be rezoned for high density residential (Appendix 4.7) to suggesting wiping out whole National and California Register districts, the rezoning is flawed and the EIR analysis is non-existent.

The Housing Element text says the only historic areas carved out of upzoning were HPOZs. This means that all of the following were disregarded:

- Cultural Heritage Monuments
- National and California Register districts,
- Landmarks and districts surveyed by CRA when City passed that responsibility to CRA, and transferred back as a City obligation in November 2019
- Survey LA buildings and districts.

it is fully possible to plan for the retention and adaptive re-use of historic buildings and districts—to work with them and around them.

It is, in fact, possible to not touch a single one, and still meet RHNA goals.

No effort has been made—in fact the text says a factor of 50% chance of demolition was used. This is shocking, and violates state law.

1. Current mapping techniques can easily and transparently show what is proposed (and how it will be refined during the Community Plan updates to avoid destruction of historic buildings).
2. An accurate mapping of our City's identified historic buildings and districts OVERLAIN on the proposed upzoning must be done.
3. Avoiding historic properties is fully possible, as the Appendix 4.7 "rezoning" (and Appendix "4.1 "Adequate Sites") provide at least 600% of housing required by RHNA, while historic buildings occupy only 6% of the City's land area. Historic areas can be avoided.
4. The conclusion of unavoidable damage to landmark buildings and neighborhoods in the Housing Element EIR is unacceptable. It is avoidable- by planning for it.
5. The Housing Element EIR gives a broad brush review of the standard protections for historic buildings—but these are already in place, and comparatively weak. The proposed Mitigations are widely acknowledged to be insufficient mitigations. The environmental review is inadequate.
6. Right now, most of the strong current protections already in Hollywood are being proposed to be removed in the Hollywood Community Plan Update. Thus for Hollywood the known future consequences of this Housing Element must be disclosed.



Housing Element <housingelement@lacity.org>

Fwd: Request from Organizations and Individuals to Postpone CPC Hearing on Housing Element Amendment

1 message

Blair Smith <blair.smith@lacity.org>

Tue, May 17, 2022 at 4:15 PM

To: "Maricich, Nicholas" <nicholas.maricich@lacity.org>, Matthew Glesne <matthew.glesne@lacity.org>, Housing Element <housingelement@lacity.org>

fyi

----- Forwarded message -----

From: **Casey Maddren** <cmaddren@un4la.com>

Date: Tue, May 17, 2022 at 4:14 PM

Subject: Request from Organizations and Individuals to Postpone CPC Hearing on Housing Element Amendment

To: <cpc@lacity.org>

Cc: <blair.smith@lacity.org>, <gilbert.cedillo@lacity.org>, <councilmember.krekorian@lacity.org>, <councilmember.blumenfield@lacity.org>, <contactCD4@lacity.org>, <paul.koretz@lacity.org>, <Councilmember.Rodriguez@lacity.org>, <councilmember.martinez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <councilmember.wesson@lacity.org>, <councilmember.bonin@lacity.org>, <councilmember.lee@lacity.org>, <councilmember.ofarrell@lacity.org>, <councilmember.kevindeleon@lacity.org>, <councilmember.buscaino@lacity.org>, <mayor.garcetti@lacity.org>, <Ana.Guerrero@lacity.org>, <vince.bertoni@lacity.org>, <heather.bleemers@lacity.org>

Members of the City Planning Commission,

Please see the attached letter from seven Los Angeles area organizations asking for a postponement of the May 19 meeting of the CPC to consider amendments to the Housing Element.

Sincerely,

Casey Maddren, President

United Neighborhoods for Los Angeles



Blair Smith

City Planner

Los Angeles City Planning


200 N. Spring St., Room 750

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 978-1886



 **Housing Element Amendment Ltr 2205 REQUEST TO POSTPONE FINAL.pdf**
428K

May 17, 2022

City Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: Amendment to Housing Element
Case Nos.: CPC-2022-2698-GPA; ENV-2020-6762-EIR-ADD1
CF 21-1230
REQUEST TO POSTPONE CITY PLANNING COMMISSION HEARING

Members of the City Planning Commission:

We, the undersigned organizations and individuals, are writing to ask that the City Planning Commission meeting scheduled for Thursday, May 19 be postponed to give the public more time to review and comment on the amendments to the Housing Element and associated documents. We ask this because we believe the current time frame does not give the public adequate time to read and evaluate all the materials that will be considered at the meeting. We also believe that City Planning has not made a sufficient effort to make these materials available to the public in a timely manner.

On April 21, 2022, LA City Planning sent an e-mail to members of the public with the subject line "Targeted Amendments to City of Los Angeles 6th Cycle Housing Element Update (2021–2029)." This e-mail contained a link to a document titled "Housing Element 2021–2029 DRAFT Targeted Amendments". This document is a helpful summary of the proposed changes, but by itself, it's not enough.

The notice of the CPC meeting was sent out on May 11. In reviewing the agenda, we see that item number two under Recommended Actions is to "Approve the Staff Recommendation Report as the Commission Report." As you know, the Recommendation Report is 2,955 pages long. We were not able to review the Recommendation Report until the agenda was sent out on May 11, only eight days before the meeting.

We hope you'll agree that the time frame given is far too short to allow interested parties to read, absorb, and comment on the document. Furthermore, neighborhood councils will certainly want to weigh in on the amendments to the Housing Element, but since NCs generally only have full board meetings once a month, the City's time frame makes it impossible for them to offer any meaningful input.

We'd like to share with you some comments made by Director of Planning Vince Bertoni to the PLUM Committee at their March 1, 2022 meeting. In talking about the limited time frame that the California Department of Housing & Community Development had given the City of LA to revise its Housing Element, Bertoni stated, "Amending a housing element takes a long time in Los Angeles, as set forward in our City Charter. It requires a public review process." Bertoni also stated that the deadline for amending the Housing Element was October of this year. While we agree that this is a relatively short time to make significant changes to a complex document, this still leaves us five months. The City can certainly afford to postpone the CPC hearing long enough to allow for meaningful public engagement, which, as the Director pointed out to PLUM, is required by the City Charter.

We ask that the CPC meeting be postponed by 45 days to give members of the public and neighborhood councils adequate time to review and comment on the amendments. This would push the CPC meeting to the beginning of July, leaving the rest of that month, as well as all of August and September for consideration by other council committees and the full City Council.

Public engagement is crucial to the planning process, and as Director Bertoni pointed out, this concept is embedded in the Charter. We urge the CPC to postpone consideration of this matter until the public has had a reasonable opportunity to comment on the amendments to the Housing Element.

Thank you for your time.

Sincerely,

Organizations

*Citizens Preserving Venice
Coalition for Valley Neighborhoods
Franklin Corridor Communities
Hillside Federation
Los Feliz Improvement Association
Responsible Urban Development Initiative
United Neighborhoods for Los Angeles*

Individuals

*Annie Gagen
John Girodo
Amy Gustincic
Schelley Kiah
Jeff McDonough
Keith Nakata
Susan Winsberg*

CC:
Director of Planning Vince Bertoni
City Planner Blair Smith
Members of the Los Angeles City Council
Mayor Eric Garcetti



Housing Element <housingelement@lacity.org>

Re: Opposition Letter to Supplemental Housing Element

2 messages

Planning CPC <cpc@lacity.org>
 To: Noel Weiss <noelweiss@ca.rr.com>
 Cc: Housing Element <housingelement@lacity.org>

Tue, May 17, 2022 at 11:51 AM

Good morning,

Please note your day of submission has been received and it will be distributed accordingly to the City Planning Commission for the special meeting of May 19, 2022.

Thank you,



LOS ANGELES
CITY PLANNING

Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Friday

On Tue, May 17, 2022 at 10:59 AM Noel Weiss <noelweiss@ca.rr.com> wrote:

Dear Sir or Madam:

Attached is a two page letter in opposition to the supplemental housing element submission to be considered by the CPC on Thursday, May 19, 2022.

Thank you for circulating this letter to the Commissioners.

Noel
 (310) 822-2039

Noel Weiss <noelweiss@ca.rr.com>
 To: Planning CPC <cpc@lacity.org>
 Cc: Housing Element <housingelement@lacity.org>

Tue, May 17, 2022 at 11:55 AM

Many thanks.

Noel
 (310) 822-0239
 [Quoted text hidden]

NOEL WEISS

13700 Marina Pointe Drive, #922
Marina del Rey, California 90292
Telephone: (310) 822-0239
Facsimile: (310) 822-7028
Email Address: noelweiss@ca.rr.com

May 18, 2021

MEMBERS OF THE LOS ANGELES CITY PLANNING COMMISSION

Via Email

Los Angeles City Hall
200 North Spring Street
Los Angeles, California 90012

RE: UPDATED HOUSING ELEMENT – AGENDA ITEM NO. 6
FILE NO. CPC – 2022-2698-GPA

Dear Commissioners:

The Housing Element Supplement proposed by Planning is deficient. It omits *any* reference to a residential configuration known as “co-living” which is the functional equivalent of an “adult dorm”, represents the dilution of the concept of “housing” which is “affordable” from the renting of a traditional apartment to the renting of a furnished bed or bedroom (functionally equivalent to an apartment hotel), and is not authorized under the City’s zoning laws.

Wall Street and City Hall insiders are making a fortune off of the backs of the people by bidding up property values and building and illegally developing properties in “R” zoned areas as “co-living” adult-dorms and labeling this “affordable housing”. The profits are stark (in the multi-millions); the amount of affordable housing created is meager.

One example: 5806-5812 Lexington in Hollywood (set out on Appendix 4.3). The project proposes 5-6 bedroom traditional apartment units for which there is no market. It is promoted by a co-living developer. The intent is to sub-divide and rent out individual bedrooms. This practice is rampant all over the City in “R-3 zones. Neither the City Attorney, nor Planning, or LADBS enforces the zoning code which omits any allowed co-living use. The Certificates of Occupancy for these “co-living” projects only permit “dwelling unit” use as “apartments”; not “guest room” use as “apartment hotels”. These beds and bedrooms rent out for \$1,500 (approx.) apiece. The profits to Wall Street and City Hall insiders from developing these adult dorms is massive – in the tens of millions of dollars. The amount of affordable housing created is pitiful. In the case of the Lexington development referenced above, only two very low affordable “units” (not defined) are created.

MEMBERS OF THE LOS ANGELES CITY PLANNING COMMISSION
MAY 18, 2021
PAGE TWO

Here is a portion of the motion of Councilman Koretz (Council File 21-0665 (passed by the Council on September 15, 2021) wherein the Council recognizes the illegality of the “co-living”/adult dorm residential use configuration rampant throughout the City:

There are land uses that are not defined in the Municipal Code because up until recently they did not exist as part of our economy. Put simply, they are part of new business models in response to consumer demand. These uses do not currently fall into any of the existing uses enumerated in the Municipal Code, and as such, there are no corresponding zones of the City where they are allowed to locate.

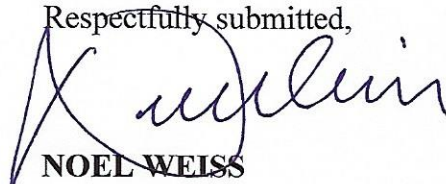
Co-living residential arrangements, often also referred to as communal living are dwellings that pack in large number of unrelated residents. Again, this is a new use currently undefined in the Municipal Code—inasmuch as it has evolved as part of new business models in response to consumer demands, and as a result of the scarcity of affordable housing, particularly in large and medium-sized cities; and especially so in Los Angeles where approximately 60 percent of its residents are renters.

The submission of this latest iteration of the Housing Element does not satisfy or substantially comply with the State’s requirements because there is *no mention*, discussion, or evaluation of this rampant lawless co-living/adult dorm residential configuration and its impact on how the City will meet the state’s affordable housing target (which, by the way, never defines “unit” or “residential unit”). No firm or meaningful commitment to meet state law targets can be made in the absence of such a discussion or evaluation; or a clear definition of what constitutes a “unit” or “residential housing unit”.

Lastly, to the extent the Housing Element relies on the TOC law, that reliance is misplaced because the TOC law, passed by the voters, is not lawful because under the California constitution, the voters may not pass by initiative what amounts to a detailed administrative protocol on how to administer the existing zoning law; and absent a charter amendment (which was never passed by the voters), the TOC law is unlawful on its face (*The Park at Cross Creek, LLC. vs. City of Malibu* (2017) 12 Cal. App.5th 1196). The power to make *administrative changes* to the zoning law under the Charter rests *solely* with the City Council (not the City Planning Commission - not the voters - but only the City Council).

Thank you for your consideration of the points and issues raised in this letter.

Respectfully submitted,



NOEL WEISS

NW: nww
0518-L1. CPC



Housing Element <housingelement@lacity.org>

Re: Request to postpone housing element hearing

1 message

Planning CPC <cpc@lacity.org>

Tue, May 17, 2022 at 7:13 AM

To: Michael Mekeel <mmekeel@oma-la.com>

Cc: Housing Element <housingelement@lacity.org>

Good morning,

Please note your secondary submission has been received and it will be distributed accordingly to the City Planning Commission for the special meeting of May 19, 2022.

Thank you,



LOS ANGELES
CITY PLANNING

Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Friday

On Mon, May 16, 2022 at 10:05 PM Michael Mekeel <mmekeel@oma-la.com> wrote:

| Please see attached

May 17, 2022

City Planning Commission
Department of City Planning
Los Angeles City Hall
200 N. Spring St.
Los Angeles, CA 90012

Re: Amendment to Housing Element
Case Nos.: CPC-2022-2698-GPA; ENV-2020-6762-EIR-ADD1
CF 21-1230
REQUEST TO POSTPONE CITY PLANNING COMMISSION HEARING

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We ask that the CPC meeting be postponed by 45 days to give members of the public and neighborhood councils adequate time to review and comment on the amendments. This would push the CPC meeting to the beginning of July, leaving the rest of that month, as well as all of August and September for consideration by other council committees and the full City Council.

Public engagement is crucial to the planning process, and as Director Bertoni pointed out, this concept is embedded in the Charter. We urge the CPC to postpone consideration of this matter until the public has had a reasonable opportunity to comment on the amendments to the Housing Element.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McKeef". The signature is written in a cursive, somewhat stylized font.

Michael McKeef

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



May 11, 2022

Vincent Bertoni, Director
Department of City Planning
City of Los Angeles
Los Angeles City Hall
200 North Spring Street, Suite 525
Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6TH Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Los Angeles (City) revised draft housing element update received for review on April 28, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's February 22, 2022 review. The element now includes specific and significant actions, including metrics and milestones, to affirmatively further fair housing (AFFH). Among many actions, the element also now includes place-based strategies to promote community revitalization and conservation and foster more inclusive and equitable communities. As a result, the revised element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when the revisions are adopted and submitted to HCD, pursuant to Government Code section 65585. Any changes to the revised draft will be subject to additional review by HCD and may impact the finding that the revised draft meets statutory requirements. HCD encourages the City to expeditiously adopt, and submit to HCD to regain housing element compliance.

HCD applauds the City's approach to the housing element update, including the tremendous effort in planning for nearly half a million homes between now and 2029, and the bold and meaningful set of strategies put forth in pursuit of that goal. For example, the analysis to demonstrate the potential for redevelopment on nonvacant sites and aggressive rezoning to accommodate the regional housing need allocation (RHNA), including in higher opportunity areas serves as model for other California jurisdictions. HCD appreciates the City's leadership in addressing the critical housing needs of the region and state.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources. While going through the process to adopt these revisions, HCD encourages the City to continue to apply for all HCD programs. Requirements and deadlines vary by program and being in process toward adoption is not necessarily disqualifying.

HCD appreciates the hard work and dedication of Maya Abood, Matthew Glesne and the rest of the housing element update team throughout the housing element review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.Mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager



Housing Element <housingelement@lacity.org>

Re: CBE's Comments Regarding City of Los Angeles 6th Cycle Housing Element Update (2021-2029); Environmental Case No.: ENV-2020-6762-EIR-ADD1

1 message

Planning CPC <cpc@lacity.org>

Wed, May 11, 2022 at 4:15 PM

To: Idalmis Vaquero <ivaquero@cbeocal.org>

Cc: Jennifer Ganata <jganata@cbeocal.org>, Alison Hahm <ahahm@cbeocal.org>, Gabriel Greif <ggreif@cbeocal.org>, Adam Frankel <adam@cbeocal.org>, Housing Element <housingelement@lacity.org>

Good afternoon,

Please note your initial submission has been received and it will be distributed accordingly to the City Planning Commission for the special meeting of May 19, 2022.

Thank you,



LOS ANGELES CITY PLANNING

Cecilia Lamas, Commission Executive Asst.

- City Planning Commission (CPC)

- Harbor Area Planning Commission

200 N. Spring St., Room 272

Los Angeles, CA 90012

T: (213) 978-1299 | Planning4LA.org



Note: Regular Day Off Alternating Friday

On Mon, May 9, 2022 at 10:53 PM Idalmis Vaquero <ivaquero@cbeocal.org> wrote:

City Planning Commission:

Please see attached Communities for a Better Environment's comments regarding the City's targeted amendments to its Housing Element Update submitted for the record in the above-mentioned case.

Best regard,

Idalmis

Idalmis Vaquero (she/her/hers)

Equal Justice Works Legal Fellow

Sponsored by The Ottinger Foundation and The Stern-Hughes Family Fund

Communities for a Better Environment

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May 9, 2022

City Planning Commission
Los Angeles City Planning
200 N. Spring St., Room 525
Los Angeles, CA 90012
cpc@lacity.org

Re: Letter of Concern Regarding City of Los Angeles 6th Cycle Housing Element Update (2021-2029); Environmental Case No.: ENV-2020-6762-EIR-ADD1

Dear City of Los Angeles City Planning Commission:

On behalf of Communities for a Better Environment (CBE), we appreciate the opportunity to further comment on the City of Los Angeles 6th Cycle Housing Element Update. The City's 2021-2029 Housing Element Update (Update), adopted by the City Council on November 24, 2021, was deemed non-compliant by the California Department of Housing and Community Development's (HCD) findings letter on February 22, 2022. In response, City Planning released a set of proposed targeted amendments (TA) for public review on April 21, 2022.

We submit the comments below to help the City develop a legally compliant Housing Element that addresses both the housing and environmental justice issues facing Black, Indigenous, people of color (BIPOC) communities, and low-income communities throughout the City of Los Angeles. Further revisions to the TA will be necessary to comply with statutory requirements which HCD found that the City failed to satisfy, including: (1) affirmatively furthering fair housing (AFFH) under Government Code §65583, subd. (c)(10)(A); (2) failure to provide goals, metrics, and policies under Gov. Code §65583(b)(1); (3) failure to conduct an energy conservation analysis under Gov. Code §65583(a)(8); and (4) lack of robust community outreach under Gov. Code §65583(c)(9).

Finally, CBE urgently requests a meeting with both Planning Department and Housing Department staff to discuss ongoing concerns with the Update in more detail. We do not believe the abruptly announced six-day public comment period provided adequate opportunity for the extensive engagement that is necessary for such a consequential development. We look forward to speaking with LA City staff soon to discuss these concerns in greater detail.

I. The Targeted Amendments Fail to Achieve Sufficient Public Participation

The public comment period beginning on April 21, 2022 and ending on May 9, 2022¹ is

¹ <https://planning.lacity.org/odocument/1e5a7688-35a5-44d6-83e2-e6b99f1b5bc0/COMMISSION_PublicHearingNoticeMay2022.pdf>, "Regular submissions—written material not limited as to volume must be received by the Commission Executive Assistant no later than the end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page." *please note that no staff or commission email was provided on the front of this notice.

severely inadequate in providing impacted City residents an appropriate opportunity to review and comment on the TA. According to the email received by CBE on April 21, 2022, comments could be submitted via email to housingelement@lacity.org until Friday, April 27, 2022. After which comments could be directed to cpc@lacity.org. There was no deadline noted in the email originally sent on April 21, 2022. CBE was notified via email Friday, May 6, 2022 that a public hearing is scheduled before the City Planning Commission, May 19, 2022. Based on a subsequent notice² regarding the TA CBE assumes that the formal public comment period ends on Monday, May 9, 2022, making the public comment period only 19 days. CBE finds this short period to be an inadequate amount of time to provide for public comment or community engagement.

Under California law, jurisdictions must develop a housing element that complies with certain statutory requirements. Per Gov. Code §65585, this includes meaningfully working to achieve public participation of all economic segments of the community, such as incorporating public comments into the housing element. Thereafter, jurisdictions must submit a draft element to HCD for review. If HCD finds that the draft element fails to comply with specified statutory requirements, the jurisdiction must amend its draft element to meet the statutory requirements. HCD has already found the City's Update non-compliant and despite the City's proposed TA it once again fails to create a statutorily compliant housing element.

We remain deeply disappointed by the City's failure to conduct an appropriate public participation process leading up to and in the process of adopting the TA. Gov. Code §65583(c)(9) requires the City "to achieve public participation of all economic segments of the community in the development of the housing element..." Given the complexity of the TA the public comment period was profoundly inadequate to secure meaningful public participation from members of all economic segments which make up the City of Los Angeles. Moreover, the TA was specifically addressing the City's plan to Affirmatively Further Fair Housing and it appears that once again the City has not engaged with community members who continue to be deeply impacted by a legacy of racist and inadequate land use planning.

The proposed TA also fails to address or incorporate the comments provided in ACT-LA's October 2020, September 2021 and March 2022 letters, regarding the initial Update adopted in November 2021 (*See* Attachments 1, Attachment 2, and Attachment 3). As such, the City has still not satisfied the law's requirements regarding public participation, as set forth in Government Code §65583(c)(9).

To meet these requirements, the City must consistently and diligently engage with community members about proposed amendments and revisions to the Draft Housing Element.³ Meaningful community participation must ensure appropriate efforts are undertaken to provide equitable access for all communities. This includes, at a minimum, providing opportunities for in-person and virtual participation, including during evenings and weekends. Many low-income residents

² *Id.*

³ See, for instance, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf, at 10. "Outreach plans should consider geographic barriers to participation, especially in geographically extensive jurisdictions and rural areas, and should plan to hold in-person meetings in various locations to ensure residents from across the jurisdiction to have the opportunity to participate."

must work long daily hours to make ends meet and do not have the ability to attend daytime meetings held on weekdays. Moreover, language access must be guaranteed, including by ensuring provision of live language interpretation and/or closed captioning, for individuals with limited English proficiency and for people with disabilities, at all in-person and virtual community meetings.

II. The Targeted Amendments Lack Tangible Commitments to Affirmatively Further Fair Housing

a. Goals, Quantified Objectives, and Policies Under Government Code §65583(b)(1)

As noted in HCD’s February 22, 2022 findings letter, the City’s most recent Update failed to include quantified metrics on most programs related to AFFH. As such, the City does not currently comply with Gov. Code §65583(b)(1), which requires a statement of “goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.” The City must clearly identify its AFFH priorities and provide clear metrics and milestones to determine when and how these goals will be achieved.

For instance, the TA fail to identify a deadline by when the City must meet its goal of initiating investigations for 80 percent of habitability investigations within 72 hours of complaint receipt (Program 22, Systemic Code Enforcement). Furthermore, the TA fails to provide any metrics by which the public could track the City’s progress in meeting this goal. Similarly, Program 84 (Citywide Fair Housing Program) lacks any milestones in the TA that would allow the public to gauge progress on the City’s receipt of “800 fair housing inquiries, resolution of 500 investigations, and 50 trainings conducted.” Even with the proposed TA, many of the programs identified in HCD’s findings letter⁴ still do not have concrete milestones and deadlines as required under the public reporting requirements under Gov. Code §65583(b)(1).

b. Programs Under Government Code §65583 (c)(10)(A)

Additional revisions are necessary to ensure that the proposed programs in the TA are compliant with state law. Under Gov. Code §65583, subd. (c)(10)(A), a jurisdiction must include scheduled programs to affirmatively further fair housing that, among other things, promote community revitalization and conservation, and rectify segregated living patterns, in order to spur development of more inclusive and equitable communities. The TA fails to meet this requirement by leaving out key metrics and milestones which would enable the public to evaluate the City’s success in achieving these objectives. To address these concerns, the City must make further revisions to the Housing Element Update, including:

- (1) Program 15: Public Land for Affordable Housing. The City should identify how many affordable housing units the City plans to create and number of households it plans to

⁴ This includes Programs 10 (Affordable Housing Linkage Fee), 20 (New Local Revenue), 22 (Systematic Code Enforcement), 30 (New Models of Acquisition and Rehabilitation), 84 (Citywide Fair Housing Program) 88 (Eviction Defense Program) and 90 (Tenant/Community Opportunity).

assist as part of this Program. It should also include milestones and deadlines that enable the public to track progress on the production of affordable housing under this program.

- (2) Program 82: Accommodations for Persons with Disabilities. The City must do more than commit to comply with state fair housing law but should also provide timelines and deadlines for conducting trainings and making improvements to ensure the program is successful.
- (3) Program 86: Tenant Anti-Harassment. The City should identify how many tenants it expects to outreach to under its Tenant Anti-Harassment Ordinance. It should also provide milestones for outreach efforts under this Ordinance. Moreover, the City should identify its target response rate for complaints and milestones to achieve such rate.
- (4) Program 134: Place Based Community Revitalization Efforts. A variety of details are lacking from this program and revisions must be made to determine what actions will be taken and at what time. For instance, the program does not provide milestones for the LA REPAIR Innovation Fund and Racial Equity Audit. More specifics are needed on how the City plans to allocate Park Fees in the future and how it plans to use the Transit Oriented Communities policy to secure more affordable housing. Resiliency efforts to address the impacts from climate change also lack details, including how oil drilling, the expansion of Clean Up Green Up, and the expansion of Cool Neighborhoods will assist the City in meeting its AFFH goals.

III. Environmental Justice Must be Included in the Housing Element to Affirmatively Further Fair Housing

Access to safe and affordable housing has a direct impact on public health. The very communities facing the highest rent burden are often the same frontline communities who bear the brunt of the negative impacts brought on by multiple, intersecting crises related to housing, homelessness, and environmental racism. These health disparities are brought on by land uses based on an extractive economy that contributes to environmental degradation, industrial pollution, the climate crisis, and increased health disparities for residents living on the frontlines.

AB 686 extends the duty of state and local agencies to affirmatively further fair housing.⁵ AFFH requires all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this duty. AFFH requires “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics...”⁶ Local jurisdictions can AFFH by reducing the pollution burden of environmental justice communities and addressing the negative impacts of siting and operating Locally Unwanted Land Uses (LULUs) in disadvantaged communities.

⁵ California Gov. Code §8899.50.

⁶ California Department of Housing and Community Development. Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

According to the Health Atlas for the City of Los Angeles, 21% (or approximately 59,000 individuals) of Southeast LA CPA residents lived adjacent to noxious land uses in 2013.⁷ The Housing Element is an opportunity to ensure that housing promotes public health with land use policies that create a more productive, equitable, and healthy regenerative use of land. Therefore, the recommendations below account for issues related to access to an adequate supply of safe affordable housing and the need for climate resilient housing infrastructure.

a. Energy Conservation Analysis Under Gov. Code §65583(a)(8)

Under Gov. Code §65583(a)(8), the City must analyze “opportunities for energy conservation with respect to residential development.” Jurisdictions “are [also] encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.”

We are encouraged to see new policies in the TA, such as implementation of Program 68, which aims to “[t]rain and hire public housing residents to provide new solar roofs and energy efficiency retrofits to households in Watts who are income-eligible.” However, the City should implement a more comprehensive analysis of available energy conservation opportunities that reach citywide and effectively serve all residents. In addition, the City should prepare supportive services and programs to ensure that the cost of transitioning to cleaner and more sustainable energy sources does not burden low-income tenants who are already struggling to pay rent and cover basic living expenses.

b. Brownfield Remediation

We remain concerned with the City’s proposal to use brownfields for very low- and low-income units under Program 14: Remediation of Environmental Hazards. While we support remediation of brownfield sites in environmental justice communities, we believe that the City should engage in a thoughtful process with negatively impacted communities to determine whether affordable housing is the correct choice for the proposed sites the City expects to consider under this program. Given the health and environmental dangers that inadequate remediations pose on residents, the City should revise the program to ensure a comprehensive analysis of the level of contamination found on the proposed sites and require that the best available remediation method—beyond what is already required by the Department of Toxic Substances Control— are always undertaken for all proposed housing projects.

c. Building Decarbonization

CBE is a member of the Leap/RePower coalition and has been working to build decarbonization efforts in the City. The Update creates a plan to provide more housing units in the City, however the Update does not explicitly include the path to decarbonization. The City is well aware that climate change is rapidly-worsening and harming communities throughout Los Angeles, particularly low-income renters and communities of color, who disproportionately experience the impacts of extreme heat, pollution, and environmental degradation. In Los Angeles buildings make up 43% of carbon emissions. As a result, the City has made a commitment to reduce those

⁷ ACT LA letter dated October 20, 2020, “Re: Program and Policy recommendations for the 2021-29 Housing Element,” p. 14.

emissions through building decarbonization. However, the must City ensure that it is not low-income communities who are left with higher energy bills and worse air quality due to the disparity in access to energy efficiency programs. The costs of decarbonizing buildings where renters live threaten to exacerbate the unprecedented housing and homelessness crisis in Los Angeles, where nearly 73 percent of renters are “housing burdened” and 21 percent of renters are “energy burdened.”⁸ The Update is an opportunity to equitably apply a building decarbonization policy in new and existing housing. In ensuring environmental justice in this regard, the City would also be affirmatively furthering fair housing.

IV. **Recommendations to the Department of City Planning and the Los Angeles Housing Department**

Lastly, we urge the Department of City Planning to:

- (1) Health Impact Assessments: Integrate health impact assessments into environmental impact reviews (EIRs), evaluating proximity to industrial land use/brownfields; health impacts of exposure to industrial and other noxious land uses; displacement impacts; and risk of increased evictions, homelessness, and susceptibility to overcrowded and substandard housing.
- (2) REAP: Identify ways to ensure the Rent Escrow Account Program (REAP) is meeting its intended goals.
- (3) Healthy Homes: Ensure all appropriate City departments are trained to identify and address environmental hazards, including, but not limited to mold, asbestos, and lead hazards affecting tenants, and develop strategies to prevent and mitigate the negative health impacts of repair or construction work that may release environmental hazards, including providing meaningful relocation assistance at the expense of the property owners, and enforcing tenants’ right to return to their repaired rental units.
- (4) Receivership Program: As a deterrent to slum housing practices and to facilitate community ownership goals, establish a receivership program for properties in REAP that do not achieve compliance so that tenant groups, CLTs and social housing entities can act as receivers and stewards of delinquent properties.
- (5) Health and Habitability Training and Outreach: Require property owners and property managers to undergo training on responsible management of environmental hazards and tenants’ right to live in habitable housing, and partner with community-based organizations to assist in outreach to tenants to inform them of their rights to live in habitable housing, regardless of income, race, or immigration status.
- (6) Healthy Development Standards: Identify and adopt development standards that promote healthy air and water quality.
- (7) Use an EJ lens in Planning: Integrate the CalEnviroScreen into land use planning to target critical investments increasing access to affordable housing in underserved and highly impacted areas.

⁸ Jovanna Rosen et al., How Do Renters Cope with Unaffordability?, USC Price Los Angeles Promise Zones Report Key Findings, <https://socialinnovation.usc.edu/rent-burden/>; Ariel Dreihoble et al., How High Are Household Energy Burdens? An Assessment of National and Metropolitan Energy Burden across the United States, American Council for an Energy Efficient Economy p. 61, <<https://www.aceee.org/sites/default/files/pdfs/u2006.pdf>>.

- (8) Industrial sites/brownfield sites: Advance new standards such as requiring EIRs to include health impact assessment for a 2-mile radius; enhanced site remediation and polluter accountability strategies; prevent development in proximity to brownfield sites until full EIR/HIA and remediation is done; provide support to affordable housing developments for environmental review and remediation, including identifying funding opportunities based on polluter-pay principles.
- (9) EJ in infrastructure: Work with the City's Climate Emergency Mobilization Department to ensure infrastructure alignment with principles of environmental justice and a just transition framework that puts an end to environmental racism and, thus, the displacement of low-income communities and communities of color, and uplifts public health through affordable housing.
- (10) Education and training: Train City departments, property owners, and property managers on tenants' rights to live in habitable housing, the health effects of environmental hazard exposure, and appropriate management of environmental hazards such as lead and asbestos to prevent tenant exposure.
- (11) Land use compatibility: Prevent instances of incompatible land use by establishing strict health and safety buffers between hazardous and sensitive land uses, including a 2500-foot health and human safety buffer between oil extraction sites and sensitive land uses, and at least a 500-foot buffer between other noxious land uses, such as auto-related uses, and sensitive land uses
- (12) Green and Renewables Infrastructure: The City should convene stakeholders to develop green and renewable energy standards for housing development.

Sincerely,

Southern California Legal Department
Communities for a Better Environment

ATTACHMENT 1



October 20, 2020

Re: Program and Policy Recommendations for the 2021-29 Housing Element

Dear City of Los Angeles Planning Department and Housing and Community Investment Department:

The Alliance for Community Transit (ACT-LA) is a city-wide coalition of 38 organizations working at the forefront of racial, environmental, and economic justice. Our coalition members include tenants' rights organizations, affordable housing developers, workers' centers, public interest law firms, and public health advocates, among many others. Thanks to our coalition's diversity, we view housing policy through an intersectional lens. Our mission is to uplift communities—through affordable housing opportunities, good jobs and access to high quality public transit—as the Southland transforms into a more sustainable region. Given our commitment to equity, we believe that low-income communities and communities of color must be centered in decisions that seek to transform our neighborhoods.

The Housing Element is a tremendous opportunity to ensure that as Los Angeles grows, it does so in an equitable and sustainable fashion. At the same time, the past year has demonstrated that we simply cannot afford to mask, ignore, or deepen, the negative human and environmental impacts of the affordable housing, racial injustice, and public health crises in Los Angeles. With many of ACT-LA's member organizations serving on the Housing Element Task Force, or otherwise engaged in community planning and other land use plans or policy-making, the following recommendations represent our shared vision for Housing Element Goals, Policies and Programs that will advance racial equity, smart growth, and community preservation. We will provide additional input on the suitable sites inventory in forthcoming correspondence.

Background

It is abundantly clear that Los Angeles is in the midst of an affordable housing crisis. According to the "Housing Element 2021-29" presentation developed by the Los Angeles Housing and Community Investment Department (HCIDLA) and the Los Angeles Planning Department, nearly 6 in 10 renters in Los Angeles struggle to pay rent, and more than 30% are severely rent burdened. This results in a sizable part of our city struggling to buy groceries or cover their transportation costs. Displacement pressures are already extremely high for the majority of renting Angelenos, with many families living on the edge of losing their home.

This profound housing instability is why Los Angeles now has the highest number of unsheltered people experiencing homelessness in the country. According to LAHSA's most recent Homelessness Count, homelessness in the City of Los Angeles increased 14% this past year. And, homelessness does not

impact all populations equally. Black Angelenas continue to be 4 times more likely to experience homelessness than their white counterparts. Youth homelessness increased 24% this past year. Since public benefits and wage levels have not kept up with housing costs, family homelessness is expected to increase. More than half of unsheltered adults counted this past year are on their first episode of homelessness, which indicates that even as we create new housing opportunities for the unhoused, the housing crisis is forcing yet more of our neighbors onto the street or into their cars.

These dire conditions demand bold action. HCIDLA's "Displacement Index" clearly shows that rent burdened households are concentrated in Central LA, South LA, East LA, Northeast LA, and significant portions of the San Fernando Valley. These communities must therefore be prioritized for displacement prevention policies. The policies outlined below articulate ACT-LA's shared vision for how the Housing Element can and should address the affordable housing and homelessness crises, and protect vulnerable residents.

Our Regional Housing Needs Assessment (RHNA) goal requires the city produce about 32,000 units per year at various levels of affordability, and yet LA has been averaging about only 1,100 affordable units a year. We have failed as a city to come close to meeting the affordable housing goals set out in the last Housing Element. Meanwhile, market rate units have indeed been built, some of which are still sitting empty. And between 2001 and 2019, over 26,500 units - over 3% of the total rent-controlled housing stock (which makes up roughly 75% of rental housing in Los Angeles) were taken off the rental market using the Ellis Act.

The City must prioritize programs and policies that create and preserve the housing Los Angeles needs the most: units affordable to deeply, extremely and very low-income households. Without a significant commitment to policies and programs that result in deeply affordable units at scale, address vacancy issues in new units, and stabilize communities at risk of displacement, simply building a large number of units will not stem the severe housing crisis we are in.

Summary of Recommendations

ACT-LA has outlined six overarching priorities to guide the City's work in meeting housing needs while also protecting vulnerable residents and the environment. Each priority consists of subsections, which include recommended policies and programs to further these priorities. ACT-LA's six priorities for the Housing Element are: (1) Preserve Affordable and Rent-stabilized Housing; (2) Strengthen Tenant Protections; (3) Facilitate Investment in Social Housing, Community Land Trusts, and Strategic Land Acquisitions; (4) Increase Supply of Deeply Affordable Housing; (5) Further Environmental Justice and Improve Climate Resilience and Community Health; and (6) Ensure Meaningful Community Participation and Capacity Building.

Some of the following recommendations are similar to recommendations we made during the creation and adoption of the City of LA's Assessment of Fair Housing Plan. Given the conclusions researchers have made about the transformative nature of access to high opportunity areas for low-income families, we encourage a particular emphasis on goals, objectives, programs, and policies that desegregate Los Angeles and ensure that high opportunity areas actually create opportunity for people of color and low-income families.

1. PRESERVE AFFORDABLE AND RENT STABILIZED HOUSING

Preserving affordable housing—whether subsidized or naturally-occurring—is necessary to achieve housing policy goals and to ensure an equitable and inclusive city. This requires specific Housing Element goals, policies and programs aimed at eliminating the loss of affordable and rent stabilized units due to demolition or conversion, adequately monitoring our affordable housing inventory, and carefully assessing and mitigating the risk of homelessness before it occurs.

a. Regulate demolition and condo conversions.

Demolitions and condo conversions are city-regulated processes that often precede the direct displacement of tenants, often low-income renters of color. The City should follow the lead of other jurisdictions in California and set an annual allowance for the number of demolitions and condo conversions in a given area, such as a Community Plan Area. In addition, HCIDLA and the Planning Department should work with the LA Department of Building and Safety to ensure that demolitions are properly tracked and labeled. Currently, it is difficult for the data to be tracked from Planning Application to demolition and construction as permits go through various agencies such as DCP, LADBS and HCIDLA. Furthermore, to protect against premature demolition, the City should require that demolition permits be granted only after all building permits have been issued. The Housing Element should include policies and programs to effectively regulate demolitions and condo conversions, including but not limited to the following.

- Residential Conversion Annual Allowance. Establish an annual allowance for the number of condo conversions in a given Community Plan Area.
- Residential Demolition Annual Allowance. Establish an annual allowance for the number of residential units demolished in the Community Plan Area.
- Limit Residential Conversions. Residential Conversion Projects, as defined in LAMC Section 12.95.2, shall be denied if the vacancy rate in the Community Plan Area is five percent or less or if the cumulative effect on the rental housing market is significant.
- Restrict Residential Demolition Permits. No permit for residential demolition in the Community Plan Area shall be issued unless all necessary building permits have been issued for new construction on the site.

b. Ensure “No Net Loss” of affordable housing.

Achieving a net gain of affordable housing requires that the City: (a) preserve existing affordable housing; (b) replace affordable housing lost due to new development and ensure right of return; and (c) incentivize new affordable housing production. The Housing Element should include policies and programs to effectively ensure no-net-loss of affordable housing, including but not limited to the following.

- Area-wide No Net Loss. For each Community Plan Area (CPA), create and monitor an inventory of units subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to lower-income households, including Low-income, Very Low-Income, Extremely Low-Income and Deeply Low-Income; subject to the Rent Stabilization Ordinance or AB 1482; and/or occupied by lower-income households. Publish an annual report of the

- affordable housing inventory, including the total number of units, affordability level, as well as the frequency and location of Ellis Act evictions, condominium conversions, and/or residential demolitions within the CPA. If an annual report demonstrates a reduction in the inventory within any affordability category, the City should: (a), create a Recovery Action Plan with specific programs and investments to prevent further loss and to increase affordable housing production in the area; and (b) require applications for discretionary land use approvals in the CPA to include a Displacement Impact Report. These provisions would apply until an annual report demonstrates that that particular loss has been recovered.
- Site-specific No Net Loss. All new construction should replace any housing demolished that was affordable to or occupied by lower-income households, or subject to LARSO or AB 1482. Replacement requirements should include housing affordable to or occupied by deeply low-income households at the 15% AMI level (in addition to 30%, 50% and 80% AMI levels). Over 10% of renter households in LA County fall into the 0-15% AMI range and cannot afford rents set to the 30% AMI level.¹
 - Right of Return to Newly-Constructed Affordable and/or Rent-Controlled Units. Households displaced due to demolition or condominium conversion should be offered and have the first right of refusal on leases in the new units whenever possible.
 - Enhance HCIDLA’s Ellis Act Report Dashboard. HCIDLA recently released an Ellis Act Report Dashboard² which tracks the number of units withdrawn under the Ellis Act and the number of units added. This dashboard will be a valuable tool and should be improved to include all replacement unit data, as well as information regarding units withdrawn and added from Conditional Use Permits, the Transit Oriented Communities Program, By Right Developments, SB 330 and other entitlement applications.
 - Preserve Expiring Covenants. Coordinate with relevant agencies to ensure the renewal of expiring affordable housing covenants and promote opportunities for tenant purchase or acquisition of units with expiring covenants by affordable housing developers, community-based organizations, or community land trusts to achieve affordability in perpetuity.

c. Assess and mitigate risk of homelessness.

A large part of the City’s current homelessness crisis is being driven by unaffordable housing, which is exacerbated by rising rents and results in evictions. The City’s plans to meet its RHNA allocation through the community plan updates are primarily focused on increasing the supply of market rate housing which is far out of reach of our poorest residents and residents at highest risk of displacement and homelessness. To prevent these planned investments from exacerbating the homelessness crisis, the Housing Element should include policies and programs to effectively identify and mitigate homelessness risk, including but not limited to the following.

- Homelessness Risk Assessment. As part of each community plan update or major economic development project, the City must do an analysis to identify the number of residents at risk of homelessness utilizing HCIDLA’s “Displacement Index,” as well as the Homelessness

¹ <https://chpc.net/resources/los-angeles-county-annual-affordable-housing-outcomes-dashboard-2020/>

² <https://hcidla2.lacity.org/ellis>

Management Information System (HMIS) used by HUD in developing their Annual Homelessness Assessment (AHAR) Report, and other data sources. Used together, the city should develop a predictive model for analyzing where risk is likely to increase due to proposed public and private investment.

- Adopt Protective Measures to Mitigate Identified Risk of Homelessness. Based on the findings of the homelessness risk assessment, the City should adopt key protective measures such as increasing proactive enforcement of tenants rights regulations and developing policies to preserve and increase the supply of deeply affordable housing. In addition, these reports should also identify hotels and motels—those currently on the market for sale or those that can be acquired through eminent domain³—in at-risk areas that could potentially be acquired and converted to affordable housing, without displacing residents that rely on hotels and motels for housing.
- Preserve Residential Hotels. Prevent the conversion or demolition of residential hotels and enforce the rights of residential hotel tenants through additional resources and proactive enforcement of the Residential Hotel Ordinance and Wiggins Settlement.

2. STRENGTHEN TENANT PROTECTIONS

Displacement is a direct cause of homelessness and a destructive force in low income communities and communities of color. The Housing Element must address displacement risks head-on and include Goals, Policies and Programs that create real tools to minimize displacement and promote community stability.

- Ensure housing opportunities are accessible to all residents without discrimination on the basis of race, income, ancestry, sex, national origin, religion, sexual orientation, marital/familial status, age, or disability.*

Despite the passage of SB329, housing voucher recipients continue to face discrimination from landlords, particularly in opportunity-rich communities. And, while the City’s “211LA” program allows tenants to file reports of illegal rent increases, it does not go far enough in proactively monitoring compliance among the City’s existing stock of RSO units. In order to strengthen RSO enforcement as well as the antidiscrimination provisions created by SB329, the City of Los Angeles must direct HCID to: offer outreach and education services to landlords and tenants so they are familiar with the new law’s requirements, and establish testers, administrative complaint mechanisms, and hearing officers to identify unlawful practices. Such measures will allow HCID to more adequately report violations; collect, investigate, and remedy complaints; perform regular testing to ensure compliance; and report publicly on the number of complaints and resolutions, testing results, and the overall effectiveness of SB329’s implementation. The Housing Element should include policies and programs to strengthen enforcement of tenant protection and discrimination laws, including but not limited to the following.

³ For an example of this kind of analysis, see Roy, A., Blasi, G., & Coleman, J. (2020). “Hotel California: Housing the Crisis”, Los Angeles: UCLA Institute on Inequality and Democracy. Map Example from report, “Hotels and Motels in At-Risk Zip Codes”: <https://www.arcgis.com/home/webmap/viewer.html?webmap=a40364a4ff464ce9a3aaedaafd0bb304&extent=-118.6056,33.8965,-117.8475,34.2588>

- Publicize SB 329 anti-discrimination protections. Establish outreach and education services to landlords and tenants regarding SB329 source-of-income anti-discrimination measures
- Increase investigation and prosecution of source-of-income discrimination. Develop proactive enforcement mechanisms, such as testers and hearing officers, to identify and prosecute source-of-income discrimination.

b. Prevent tenant harassment.

Strong tenant protections can be undermined if unscrupulous landlords push tenants out of their homes through harassment and intimidation. The City should enact a robust tenant anti-harassment ordinance (TAHO) that includes substantial statutory penalties to deter such tactics. To ensure efficacy, the anti-harassment ordinance must have strong enforcement mechanisms that provide both a private right of action for tenants and dedicated HCID staffing. The Housing Element should include policies and programs to prevent tenant harassment, including but not limited to the following.

- Enact a Tenant Anti-Harassment Ordinance. Enact a Tenant Anti-Harassment Ordinance with a comprehensive definition of harassment, strong statutory penalties and an enforcement program that consists of dedicated staffing.
- Improve tracking and reporting tenant harassment complaints. Track harassment complaints monthly and by Council District.
- Prosecute repeat offenders. Initiate legal action against repeat offenders of the TAHO to prevent harm and ensure compliance.

c. Prevent Displacement of Vulnerable Tenants by Strengthening the City's Rent Stabilization Ordinance and Just-Cause Eviction Protections.

State law and the City's Rent Stabilization Ordinance currently leave many Los Angeles tenants without protection from arbitrary or unjust evictions. Whether or not a tenant can be evicted should not depend on the year their housing was built or what kind of entity owns their building. All tenants should have the guarantee that, if they pay their rent on time and abide by their lease, they will not be evicted. And, if they are evicted for no fault of their own, they will receive relocation assistance to help find new housing.

In many circumstances, the annual allowable rent increase under the city's rent stabilization ordinance significantly exceeds the rate of inflation. Allowing rent to increase faster than inflation leaves tenants in gentrifying neighborhoods vulnerable to indirect displacement if new, predominantly market-rate, projects drive up neighborhood rents. The Housing Element should direct the City Council to amend the Rent Stabilization Ordinance to reduce the annual allowable rent increase to a percentage of inflation, similar to the Santa Monica and West Hollywood ordinances.

Furthermore, allowing landlords of master-metered units to impose even larger rent increases creates significant displacement pressure and gives landlords an incentive not to upgrade their gas and electric utilities. Tenants in master-metered units should have the same protections against large rent increases as any other tenant. And, it is well established that households on master-meter utilities use more energy than individually metered households. Removing the incentive to maintain master-metered utilities will

protect tenants from large rent increases and remove the disincentive for landlords to upgrade their gas and electric systems, benefiting both the tenant and the environment.

Lastly, in response to the acute displacement pressures brought on by the COVID19 pandemic, the City appropriated significant funding for tenant outreach and education and legal defense for tenants facing eviction. Yet, the funding currently available will reach only a small percentage of tenants impacted by housing instability. Furthermore, the economic impacts of COVID19 on low-income Angelenos are likely to last many years. In addition, according to a recent report conducted by Stout, the City of Los Angeles saves \$3.50 for every \$1 invested in eviction representation. Codifying a tenant's right to counsel will therefore not only advance economic justice in the City but also do so in a way that is financially sustainable. Providing a guaranteed right to an attorney will act as a strong deterrent against the thousands of baseless evictions filed and executed each year, dramatically reduce housing instability, and reduce in-flows to homelessness. The Housing Element should include policies and programs to strengthen the City's RSO and Just-Cause eviction protections, including but not limited to the following.

- Expand just-cause eviction protections to cover all tenants. Expand just-cause eviction protections to cover all tenants in the City of Los Angeles and establish a corresponding enforcement program.
- Reduce the annual allowable rent increase under the RSO. Reduce the annual allowable rent increase, and close the “master-metered loophole,” in the City's Rent Stabilization Ordinance to help address indirect displacement in gentrifying neighborhoods and encourage energy conservation.
- Codify a tenant's right to counsel in an eviction proceeding. Codify a tenant's right to counsel that guarantees access to an attorney to all tenants who face an eviction.
- Create a permanent tenant education program. Create a permanent tenant education program to inform tenants of their rights and how to access eviction defense resources.
- Explore additional opportunities that strengthen the RSO. Explore amendments to the City's RSO to restrict allowable grounds for eviction, including restrictions on eviction for failure to pay and policies to alleviate rent-debt.

3. INVEST IN SOCIAL HOUSING, COMMUNITY LAND TRUSTS, AND STRATEGIC LAND ACQUISITION

We cannot rely on status quo policies to dig ourselves out of this unprecedented affordable housing crisis. Instead, the Housing Element must be the vehicle to drive LA housing policy into a new future that reimagines social housing and brings land into community control in order to produce the permanent deeply affordable housing that Angelenos so desperately need.

- a. **Facilitate and invest in a Social Housing program that preserves and creates new permanent affordable housing at all levels of affordability, especially the deepest levels of affordability that reach 30% AMI, 15% AMI, 10% AMI and below.***

Currently, most renters in Los Angeles are rent burdened and high rents have become a clear driver of homelessness. The City must dramatically expand its supply of Social Housing to shield low-income

residents from an increasingly unaffordable rental market and provide long-term stability for both households and neighborhoods. The Housing Element should include policies and programs to effectively expand the supply of deeply affordable Social Housing, including but not limited to the following.

- Expand the acquisition and use of publicly- and privately-owned land for the use of Social Housing. Acquire land for Social Housing and designate Social Housing - including but not limited to community ownership models (see below) as the primary intended use for surplus or underutilized public land in the City. Coordinate with City, County, State, Metro and other public agencies to identify sites for disposition for Social Housing development and/or community control through neighborhood-based nonprofit ownership.
- Facilitate innovative models of Social Housing. Facilitate innovative models that seek to lower costs while providing quality housing and supporting family-supporting wages.
- Explore establishing a multijurisdictional joint authority to facilitate Social Housing. Explore opportunities for land assembly across jurisdictions through establishment of a multijurisdictional joint authority that can purchase, assemble, remediate, and entitle land for social housing production and preservation.
- Increase access to financing for Social Housing. Create, and/or partner with other public agencies and private lending institutions to facilitate, low-cost financing opportunities for social housing developers, neighborhood-based nonprofit cdcs, land stewards, homeowners, resident associations, and housing cooperative shareholders.
- Remove limits on the number of public housing units allowed in each council district. Take any legal or electoral steps required to remove any limitations on the number of public housing units allowed per council district.
- Explore new funding and revenue sources for Social Housing. Research all available and/or potential funding sources for social housing and actively seek funding opportunities, including partnering with state and federal agencies or electeds on creating new programs and funding opportunities. Pursue the creation of new revenue sources, including but not limited to new taxes - particularly those that serve to limit residential vacancies and speculative land flipping - as well as the potential use of a newly-created public bank to facilitate financing.

b. Advance community ownership models of affordable housing, such as community land trusts, housing cooperatives and other strategies that create permanent affordability and opportunities for renters and unhoused residents to build equity through ownership.

Rents paid by tenants to corporate landlords benefit a corporation's profit margin rather than Los Angeles neighborhoods and families. In order to keep wealth within our communities, provide permanent affordability and provide equity opportunities to households with low incomes, we must scale up community ownership models of affordable housing. The Housing Element should include policies and programs to effectively expand community ownership models, including but not limited to the following.

- Dedicate publicly owned land to community land-trusts. Dedicate publicly owned land to CLTs who can provide affordable housing in perpetuity by owning land and leasing it to

those who live in units built on that land, and/or offer subsidies for the purchase of land and/or house construction by CLTs⁴.

- Remove zoning and land use barriers to CLT development. Consult with existing CLTs to identify ways to remove zoning and land use barriers to future CLT development.
- Convey land to CLTs. Convey city-owned, surplus, and abandoned properties to a CLT including land acquired, remediated, and readied for development by a public agency, land bank or redevelopment authority; surplus land acquired by the city for the construction of roads, schools, bike paths, municipal buildings, public housing, etc.; underutilized surface parking lots; surplus fire stations, school buildings, or other buildings owned by the City; and, abandoned buildings.
- Facilitate transfer of tax foreclosed properties to CLTs. Partner with County of Los Angeles' Treasurer and Tax Collector to facilitate transfer of tax foreclosed residential, mixed-use and vacant properties located within the City to CLTs, subsidize rehabilitation, and support a path to ownership for any current residents.
- Prioritize funding to permanently affordable housing. Redirect existing funding toward affordable housing with permanent affordability via threshold criteria or preferential scoring in the distribution of federal, state, and municipal housing funds for the construction, rehabilitation, or financing of affordably priced homes that are owner-occupied, renter-occupied, or owned and managed as a limited equity cooperative.
- Increase CLT use of current acquisition and rehabilitation programs. Engage CLTs and their lending and development partners in evaluating the City's current funding programs for acquisition and rehabilitation of naturally occurring affordable housing (NOAH) and at-risk deed-restricted multifamily properties, and institute resultant recommendations in order to increase CLT utilization of existing and future NOAH programs.
- Design land use incentives to expand CLTs. Award density bonuses, and/or grant regulatory concessions and design any new inclusionary zoning program in a manner that steers units into CLT portfolios and covers a portion of CLT cost of stewardship.
- Expand funding for CLTs. Research all available and/or potential funding sources for CLTs and actively seek funding opportunities, including partnering with state and federal agencies or electeds on creating new programs and funding opportunities. Pursue the creation of new revenue sources, including but not limited to new taxes - particularly those that serve to limit residential vacancies and speculative land flipping - as well as the potential use of a newly-created public bank to facilitate financing
- Foster new CLTs through technical assistance. Foster the development of new CLTs in the City through allocating City resources for tenant engagement, tenant-ownership training, legal counsel, and CLT technical assistance.
- Transfer properties in receivership to CLTs. Establish a receivership program to facilitate the transfer of ownership of properties in receivership to CLTs.

⁴ A recent motion introduced by Councilmembers Buscaino, Krekorian, Martinez, and O'Farrell to explore such a strategy is an important first step. However, in addition to partnering with local CLTs, it is crucial that the City Planning Department support these efforts by identifying and committing land for this purpose in high-opportunity neighborhoods. In addition a motion authored by Councilmember Marqueece Harris Dawson, Cedillo, Wesson also explores donating surplus land to [Community Land Trusts for the purpose of affordable housing](#)

c. Limit the speculative use of land and property by extractive investors and corporate entities

During the Great Recession, American households lost trillions in wealth and millions of homes were foreclosed. Black and Latino homeowners were 71 to 76 percent more likely to lose their homes after the crash than white homeowners.⁵ After the Great Recession, private equity firms invested upwards of \$20 billion to purchase more than 200,000 homes nationwide; they converted owner-occupied homes to rental properties and created new financial instruments to trade rental income streams on Wall Street. This transfer of wealth from LA families to Wall Street further entrenched the racial wealth gap and led to increased neighborhood instability. Especially given the economic crisis caused by Covid-19, the City of LA must be doing everything possible to avoid a similar trend in the coming years. The Housing Element should include policies and programs that accelerate an affordable housing acquisition strategy of single family, multifamily and commercial properties, including but not limited to the following.

- Create Anti-Displacement Overlay Zones. Apply strong displacement protections where federal, state or local incentive programs drive new development. For instance, the federal Opportunity Zones program provides catalytic development incentives in census tracts that are among the most vulnerable neighborhoods in the City. Yet, this federal tax program stimulates provides no guidelines to protect communities. Local regulation can provide necessary protections to keep neighborhoods stable and healthy.
- Enact disclosure requirements for property owners Enact disclosure requirements for LLCs, LLPs, LPs and other corporate or non-individual ownership designations to ensure public transparency and understanding regarding the business practices by corporate owners of housing and land.
- Prosecute predatory landlords and developers. Deepen local institutional capacity to investigate and pursue affirmative cases against landlords with predatory patterns of behavior like frequent/malicious evictions, unlawful evictions, poor habitability records, tenant harassment issues, and violations of RSO, and disclose such records to the public.
- Tax and regulate large real estate portfolios. Adopt regulatory and revenue generating policies to disincentivize the accumulation of large real estate portfolios. These may include policies such as a vacancy tax, a flipping tax, and Out-of-State Property Transaction tax.

d. Facilitate Acquisition of Land and Housing for Community Benefit.

Right of Refusal programs can help preserve the ongoing affordability of dedicated affordable rental housing by giving priority consideration to mission-oriented buyers when the owner of a subsidized rental property decides to stop participating in a subsidy program. They can also be applied to unsubsidized rental properties, helping to preserve the availability of rental units and in some cases facilitate conversion to dedicated affordable rentals. Eligible buyers may include tenant associations, nonprofit and for-profit developers, and/or state or local government agencies. To establish such a program first requires that the City Council pass an ordinance establishing a TOPA/COPA policy.

Once the policy framework is established, tenants trying to exercise the right of first refusal will typically need substantial financial and technical assistance to make a successful offer. HCID should establish a

⁵ Bocian, et al., “Foreclosures by Race and Ethnicity: The Demographics of a Crisis” available at <https://www.responsiblelending.org/mortgage-lending/research-analysis/foreclosures-by-race-and-ethnicity.pdf>

technical assistance program that educates tenants on their Cities may also want to identify non-profit organizations that have experience conducting preservation transactions and can act as partners to help tenant associations throughout the process

By creating a right of first offer and a right of first refusal for current tenants and qualified organizations to purchase for-sale rental properties, and supporting the exercise of these rights, the City can help keep property in community hands and remove housing from the speculative market. The Housing Element should include policies and programs to adopt and implement an Opportunity to Purchase policy, including but not limited to the following.

- Adopt an Opportunity to Purchase Ordinance. Direct City Council to adopt an ordinance creating an Opportunity to Purchase policy containing a right of first offer and right of first refusal of for-sale rental property for current tenants and qualified organizations, including Community Land Trusts, neighborhood-based CDCs, tenant organizations, nonprofit organizations, public agencies, and other entities who commit to permanent affordability. Qualified purchasers should have an exclusive window to offer to purchase rental property and secure financing. If these qualified offers are rejected, the same purchasers should have the right to match any third party offers to sell the same property.
- Support Opportunity to Purchase with Technical Assistance. Provide technical assistance to tenants and qualified organizations to exercise their right of first offer and/or right of first refusal.
- Create infrastructure to facilitate notification between buyers and sellers. Develop an infrastructure to facilitate notification between buyers and sellers, in order to maximize participation and effectiveness of the Opportunity to Purchase policy.
- Identify funding to support buyers exercising the opportunity to purchase. Identify dedicated funding to ensure that qualified purchasers under this policy are able to secure financing and make competitive, bona fide offers to purchase when exercising their right of first offer.

e. Develop a strategic land acquisition program to preserve and expand the supply of affordable housing.

In addition to land use policies such as inclusionary zoning, value capture, and no-net-loss, the City should adopt a strategic land acquisition program to help meet the need for preservation and production of affordable housing. Strategic acquisition, or “land banking”, is a process to acquire land and property for preservation and/or future development.⁶ A land bank established as a public, quasi-public or non-profit entity can serve three critical functions: speed; reducing barriers; and cost savings. When properly structured to fulfill these objectives, a land bank may be able to acquire a property more quickly than an affordable housing developer who must adhere to complex funding requirements from multiple sources. The land bank can reduce barriers to acquisition by helping coordinate inspections, permitting and other entitlement processes. Lastly, a land bank can add efficiency to the system by using its relative size and coordinating capacity to achieve economies of scale which together can reduce the cost for the non-profit

⁶ Kildee, D. and Hovey, A. “Land Banking 101: What is a Land Bank” Center for Community Progress, distributed by U.S. Department of Housing and Urban Development, Neighborhood Stabilization Program, accessed June 2020.

developer, CLT, low- or moderate-income homeowner or tenant group who will be the ultimate steward. A land bank operates with a clear mandate and operating directives, which in this case should ensure that disposition of property will achieve goals that include enhancing residential stability of current residents, retention of public investment, long-term affordability, and building capacity and advancing self-determination of impacted, lower income communities. The Housing Element should include policies and programs to implement a land acquisition policy, including but not limited to the following.

- Create a City Land Bank. Research best practices for establishing a public land bank and make recommendations to the City Council for implementation of a public land bank.
- Land Acquisition Strategies. Develop strategies to assist community land trusts and affordable housing developers with property acquisition. Coordinate with non-profit developers and community land trusts to take advantage of off-site acquisition options provided under Measure JJJ.
- Land Sales/Property Transactions: Collect and make information about land sales and property transactions in the Community Plan Areas more publicly accessible to support opportunities for purchase by affordable housing developers, community-based organizations, or community land trusts, and to enhance communities' access to information regarding changes in their own neighborhoods.

4. INCREASE THE SUPPLY OF DEEPLY AFFORDABLE HOUSING

While our city needs to increase the supply of housing, market rents on new construction far exceed what the vast majority of tenants can afford. Extremely low-income households face the worst rent burdens, are more likely to be severely rent burdened, and face the most acute housing shortage for their income range. Creating an adequate supply of deeply affordable housing (DLI and ELI) is a critical strategy to prevent further homelessness and protect the most vulnerable residents of LA.

a. Produce an adequate supply of affordable housing to meet current and projected need.

The Housing Element should include policies and programs to effectively produce affordable housing to meet current and projected needs, including but not limited to:

- Inclusionary Zoning. Adopt city-wide inclusionary zoning requirements on new rental and for-sale development that is structured in such a way as to incentivize construction of deeply affordable units, with the option to satisfy affordable housing requirements through off-site construction significantly restricted.
- Density Bonus. Explore an expansion of density bonus program, with restrictions on buildings occupied by tenants within 10 years.
- Deep affordability. Identify and implement incentives for new development to contribute towards the community's deeply low-, extremely low-, and very low-income housing needs.
- Public Investment in Affordable Housing. Utilize public land and funding for the construction of new housing for deeply low-, extremely low-, very low-, and low-income households.

- Strategic Use of City-Owned Land. Devote City-owned land exclusively to the creation of 100 percent affordable and/or supportive housing projects through below-market or no-cost sale or lease to non-profit developers or community land trusts.
- Surplus Land. Prioritize the creation of affordable housing by facilitating below-market sale or lease of surplus and other underutilized property to affordable housing developers, or for the creation of new park space where there is a demonstrated need for one or the other, consistent with state law.
- Vacancy Penalty. Support the adoption of a vacant homes penalty assessed on sites with vacant residential and commercial units; prioritize the use of revenue for the creation and preservation of deeply affordable housing, including supportive housing and land acquisition by community land trusts.

b. Equitably Distribute Deeply Affordable Housing Around Transit Corridors.

According to the City Planning Department’s Inventory of Sites, there are 308,000 potential units on developable land in the City of Los Angeles, and 85% of these sites are within ½ mile of transit. Given that low-income renters are more likely to be transit-dependent, it is crucial that developments on these sites include units dedicated to the deepest affordability levels. The Housing Element should include policies and programs to effectively and equitably distribute deeply affordable housing around transit corridors, including but not limited to the following.

- Value Capture. Require that community plan updates implement value capture zoning such that any upzone is connected to affordability requirements equal to or greater than the Transit Oriented Communities program.
- Affordability in High Opportunity Areas. Require that community plan updates in high opportunity neighborhoods accommodate multi-family residential development with affordability levels equal to or greater than the TOC program.
- Homeowner Assistance. Expand and fund homeowner assistance programs for low- and moderate income households.
- Prioritize housing for displaced residents. Create a program that gives first priority of affordable housing units in TOC buildings to tenants of former buildings on that site, or tenants who have been evicted under the Ellis Act.

c. Reduce barriers for production of all affordable housing that does not result in the removal of existing units and/or displacement of tenants and that does not expose low-income communities of color to environmental harms.

New construction of 100% affordable and/or permanent supportive housing should have a clear and streamlined process from application to certificate of occupancy. The Housing Element should include policies and programs to effectively reduce barriers for production of affordable housing, including but not limited to the following.

- Affordable Housing on Vacant and Underutilized Land. Explore a citywide program that allows the production of affordable housing on vacant land, commercial buildings, or buildings unoccupied in the last 10 years, by right.

- Affordable Housing on Religious Institution property. Establish a program that encourages development by right of 100% affordable housing projects in key areas, including on land owned by religious institutions.
- Remediation. Create a program that requires - and funds - the environmental remediation of all housing sites and mitigation of impacts by neighboring sites.
- Innovation. Explore innovative solutions to increasing production of 100% affordable housing.
- Remove Obstacles to Permanent Supportive Housing. Identify and eliminate barriers to the funding, approval, and development of permanent supportive housing.

d. Provide reparations for Black Angelenos with affordable housing.

Los Angeles should take proactive steps to address the past and continuing harms of redlining, racial covenants, housing discrimination, predatory home loans, and disinvestments in Black neighborhoods by providing reparations for Black Angelenos with access to affordable rental housing and homeownership opportunities. The Housing Element should include policies and programs to provide reparations for Black Angelenos with affordable housing, including but not limited to the following.

- Set aside a percentage of affordable units for Black families. Require a percentage of affordable housing rental units and for-sale units be set aside for eligible Black families.
- Establish a “Certificate of Preference” Program for Displaced Black Residents. Establish “Certificate of Preference”⁷ for displaced Black residents to be entitled to priority in renting or buying units in the neighborhoods from which they were displaced.
- Support Black Homeownership. Fund a homeownership assistance program for Black families and support current homeowners with funds for rehabilitation of their properties.

5. FURTHER ENVIRONMENTAL JUSTICE, IMPROVE CLIMATE RESILIENCE AND PROMOTE COMMUNITY HEALTH

Access to safe and affordable housing has a direct impact on public health. The very communities facing the highest rent burden are often the same frontline communities who bear the brunt of the negative impacts brought on by multiple, intersecting crises related to housing, homelessness, and environmental racism. These health disparities are brought on by land uses based on an extractive economy that contributes to environmental degradation, industrial pollution, the climate crisis, and increased health disparities for the frontline communities. For example, according to the Health Atlas for the City of LA, 21% (or approximately 59,000 individuals) of Southeast LA CPA residents lived adjacent to noxious land uses in 2013. The Housing Element is an opportunity to ensure that housing promotes public health with land use policies that are aligned with practices that create a more productive, equitable, and healthy regenerative use of land. Therefore, the recommendations, below, account for issues related to habitability, overcrowding, access to an adequate supply of safe affordable housing, and the need for climate resilient infrastructure and zoning policies.

⁷ For example, this [motion](#) introduced by Councilmembers Harris-Dawson, Price, and Wesson in 2018 would create a neighborhood stabilization program for South LA.

a. Promote environmental justice and public health in development processes.

The City’s Health Element names the harmful health impacts of displacement on individuals, families, and communities when development and infrastructure investment is pursued without regard for low-income residents already residing in the area; the need for both preservation and production of affordable housing to avoid rising rents, evictions, and increased homelessness; and centering land-use policies on a goal to reduce “health disparities and advancing health, equity, and sustainability in Los Angeles.” The Housing Element can achieve consistency with the Health and Wellness Element by including policies and programs to advance environmental justice and community health, including but not limited to the following.

- Health Impact Assessments. Integrate health impact assessments into environmental impact reviews (EIRs), evaluating proximity to industrial land use/brown fields; health impacts of exposure to industrial and other noxious land uses; displacement impacts; and risk of increased evictions, homelessness, and susceptibility to overcrowded and substandard housing.
- REAP. Identify ways to ensure the Rent Escrow Account Program (REAP) is meeting its intended goals.
- Healthy Homes. Ensure all appropriate City departments are trained to identify and address environmental hazards, including, but not limited to mold, asbestos, and lead hazards affecting tenants, and develop strategies to prevent and mitigate the negative health impacts of repair or construction work that may release environmental hazards, including providing meaningful relocation assistance at the expense of the property owners, and enforcing tenants’ right to return to their repaired rental units.
- Receivership Program. As a deterrent to slum housing practices and to facilitate community ownership goals, establish a receivership program for properties in REAP that do not achieve compliance so that tenant groups, CLTs and social housing entities can act as receivers and stewards of delinquent properties.
- Health and Habitability Training and Outreach. Require property owners and property managers to undergo training on responsible management of environmental hazards and tenants’ right to live in habitable housing, and partner with community-based organizations to assist in outreach to tenants to inform them of their rights to live in habitable housing, regardless of income, race, or immigration status.
- Healthy Development Standards. Identify and adopt development standards that promote healthy air and water quality.
- Use an EJ lens in Planning. Integrate the CalEnviroScreen into land use planning to target critical investments increasing access to affordable housing in underserved and highly impacted areas.
- Industrial sites / brownfield sites. Advance new standards such as requiring EIRs to include health impact assessment for a 2-mile radius; enhanced site remediation and polluter accountability strategies; prevent development in proximity to brownfield sites until full EIR/HIA and remediation is done; provide support to affordable housing developments for environmental review and remediation, including identifying funding opportunities based on polluter-pay principles.

b. Plan for climate resilience.

Low-income communities are more likely to disproportionately bear the burden of climate change. For example, low-income communities that are park-poor and have less green infrastructure investment are also more likely to acutely feel the effects of extreme weather events due to climate change. The Housing Element should include policies and programs to enhance climate resiliency as a component of housing development, including but not limited to the following.

- EJ in infrastructure. Work with the City’s Climate Emergency Mobilization Department to ensure infrastructure alignment with principles of environmental justice and a just transition framework that puts an end to environmental racism and, thus, the displacement of low-income communities and communities of color, and uplifts public health through affordable housing.
- Education and training. Train City departments, property owners, and property managers on tenants’ rights to live in habitable housing, the health effects of environmental hazard exposure, and appropriate management of environmental hazards such as lead and asbestos to prevent tenant exposure.
- Land use compatibility. Prevent instances of incompatible land use by establishing strict health and safety buffers between hazardous and sensitive land uses, including a 2500-foot health and human safety buffer between oil extraction sites and sensitive land uses, and a 500-foot buffer between other noxious land uses, such as auto-related uses, and sensitive land uses
- Green and Renewables Infrastructure. The City should convene stakeholders to develop green and renewable energy standards for housing development.

6. ENSURE MEANINGFUL COMMUNITY PARTICIPATION AND CAPACITY BUILDING

Public resources can go further when they are used to amplify actions being taken independently by community organizations. For this engagement to be transformative, however, it must be aligned—in both content and process—to actionable processes and policies that can improve equity outcomes for people. Ensuring the success of the aforementioned programs requires that the city partner with existing community-based organizations with established networks of trust with residents in their respective neighborhoods. Such partnerships will ensure information is distributed in a linguistically and culturally appropriate manner, and also allow the city to gather data on the effectiveness of new Housing Element policies and programs on directly impacted communities. The Housing Element should include policies and programs to ensure CBOs are integrated into implementation and evaluation of Housing Element programs, including but not limited to the following.

- Budget for seed grants or community contracts to support the participation of community-based organizations (CBOs) in tracking and evaluating housing element policies and programs.
- Develop a list of mission-based nonprofit organizations in each Community Plan Area and distribute RFPs annually to develop contracts with organizations that work directly with

tenants, individuals experiencing homelessness, and other vulnerable populations so as to ensure the success of new housing policies and programs. HCID can achieve this through distribution of funds from housing block grants, and/or the establishment of community contracts with CBOs. These partnerships will ensure the effective implementation of Housing Element policies and programs.

The Housing Element update and 6th cycle RHNA can be transformative for Los Angeles, with the potential to vastly improve housing affordability and the quality of life for millions of Angelenos if done right. After decades of underproduction of affordable housing, exclusionary zoning, and a lack of preservation of low-cost housing, our city must commit to take bold action and adopt affirmative policies and programs that will result in deeply affordable units at scale, address vacancy issues in new units, and stabilize communities at risk of displacement, while simultaneously building new housing units. Our coalition is eager to be a thought partner with the City in the implementation of the policies stated in our letter and we look forward to continued collaboration on making Los Angeles a city where everyone can thrive.

Sincerely,

ACT-LA

ATTACHMENT 2



September 15, 2021

Re: Comments and Recommendations for LA City's 2021-29 Draft Housing Element

Dear City of Los Angeles Planning Department and Housing and Community Investment Department:

The Alliance for Community Transit - Los Angeles (ACT-LA) coalition respectfully submits this comment letter regarding the Housing Element for 2021-2029 to highlight key priorities and opportunities for more equitable development in our region. ACT-LA is a county-wide coalition of 41 organizations working on the forefront of racial, environmental, and economic justice. Our coalition members include tenants' rights organizations, affordable housing developers, workers' centers, public interest law firms, and public health advocates, among many others. Many of our coalition members serve on the Housing Element Task Force, or are otherwise engaged in community planning and other land use plans or policy-making to advance racial equity, smart growth, and community stability in the creation and implementation of housing policies and programs. Thanks to our coalition's diversity, we view housing policy through an intersectional lens and work to center low-income communities and communities of color in decisions that seek to transform our neighborhoods.

The residents of Los Angeles that we represent have borne the heaviest toll from generations of failed land use policy and environmental injustice, including redlining and exclusionary zoning. Furthermore, the last year has showcased and exacerbated the affordable housing, racial injustice, and public health crises in Los Angeles. It is a critical time to act, and the Housing Element is a tremendous opportunity to ensure that Los Angeles grows in an equitable and sustainable fashion: prioritizing underserved communities, centering their concerns, and providing for them overdue housing justice in Los Angeles.

We therefore call on the City Planning department to advance racial equity, public health, environmental justice, and community stability through the 2021-2029 Housing Element—and to materially benefit our communities with more and better affordable housing opportunities through the Rezoning Program. Specifically, we offer the following comments and recommendations to the Housing Element.

1. The Draft Sites Inventory demonstrates the magnitude of L.A.'s affordable housing crisis and compels equitable distribution of new deeply affordable housing.

a. Realistic Development Potential

We applaud the Department for developing and utilizing a methodology to assess the realistic development potential using a regression analysis based on historical development patterns. The department's two step approach taking both the likelihood of development and the maximum capacity expected to be developed into account provides a unique model that highlights where, how many, and at

what affordability level housing units are likely to be built in the next 8 years. The department's work highlights the housing opportunities and challenges the city is facing and better informs the creation of new programs and policies to maximize affordable housing production, preserve existing affordable housing, and affirmatively further fair housing.

b. RSO Protections

We support the draft Housing Element in *not* designating sites with existing RSO housing as low-income sites. All relevant policies and implementation of the Housing Element should be geared to provide maximum protection for RSO units. In the absence of a City-wide no-net-loss requirement, including RSO sites in the inventory but not designating them as Lower Income units adds protections in the form of no-net-loss requirements while protecting them from being targeted for redevelopment under the by-right approval process for recycled sites. That said, the City should enact a city-wide no net loss requirement via the Housing Element implementation process ([Council File #21-0035 \(Martinez - Cedillo\)](#)).

2. The Housing Element must maximize all opportunities to stabilize rents and maximize tenant protections

We reiterate suggestions to protect and enhance the Rent Stabilization Ordinance and to further protect tenants that we put forward [in our October 2020 letter](#). We also recommend the following insertions to the Programs and Policies put forth in Chapter 6 of the draft Housing Element.

- Program 31: Reduce the annual allowable rent increase under the RSO. Reduce the annual allowable rent increase, and close the “master-metered loophole,” in the City’s Rent Stabilization Ordinance to help address indirect displacement in gentrifying neighborhoods and encourage energy conservation.
- Program 85: Expand just-cause eviction protections to cover all tenants in the City of Los Angeles and establish a corresponding enforcement program.
- Program 88: Codify a tenant’s right to counsel in an eviction and administrative proceedings. Codify a tenant’s right to counsel that guarantees access to an attorney to all tenants who face displacement.
- Program 88: Create a permanent tenant education program working with community based organizations to inform tenants of their rights and how to access eviction defense resources.
- Program 87: Explore additional opportunities that strengthen the RSO. Explore amendments to the City’s RSO to restrict allowable grounds for eviction, including restrictions on eviction for failure to pay and policies to alleviate rent-debt. The City needs to further explain in detail in this program how they "will continue to implement amendments to the LA Municipal Code to strengthen enforcement, preserve RSO units, prevent displacement of tenants, ensure relocation assistance to tenants..." as a strategy for protecting tenants vulnerable to Ellis Act displacement.

- Program 84: Increase investigation and prosecution of source-of-income discrimination. Develop proactive enforcement mechanisms, such as testers and hearing officers, to identify and prosecute source-of-income discrimination
- Program 86: The Tenant Anti-Harassment Ordinance was enacted this year but in a weaker form than advocated for. Current policy is still lacking avenues to prosecute repeat offenders. We also advocate to add language to track harassment complaints monthly and by Council District.
- Program 84: The City should add a program, committing to adopting a renter access ordinance, in order to ensure that residents are able to access safe and healthy housing regardless of their credit or prior rental history, including failure to pay rent or utility bills during the COVID-19 pandemic, and regardless of whether they have a prior criminal history. The ordinance should require that housing providers publish a list of objective criteria, reasonably related to tenancy, which will be considered when a tenant applies for rental housing, and provide a written explanation when denying an applicant housing. The ordinance should also allow tenants to dispute rejections and, if successful, require landlords to provide the next available comparable unit.

3. The Housing Element must further environmental justice, improve climate resilience and promote community health.

ACT-LA believes equitable housing policies must advance justice and utilize equity-based approaches to housing development by supporting alternative housing models, while also protecting community health. It is our hope that the City of LA Planning Department will address LA’s legacy of segregation and discriminatory practices in communities throughout the state by increasing affordable housing in communities that have remained exclusionary and requiring cities to conduct both meaningful environmental review of proposed project sites and racial equity analyses to inform future planning and housing decisions.

In 2016, the California Legislature passed Senate Bill (SB) 1000 to incorporate environmental justice into the local land use planning process.¹ SB 1000 requires local governments to address pollution and other hazards that disproportionately impact vulnerable communities in their jurisdiction. Vulnerable communities, formally defined as “disadvantaged communities” include two identification methods: (1) “an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety Code”; or (2) a “low-income area that is disproportionately impacted by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.”² If a local government adopts or updates two or more elements of its general plan after January 1, 2018, which LA City will do with the anticipated adoption of the Housing Element and upcoming safety element this fall, SB 1000 requires the local government to identify any

¹ SB 1000 is codified at Government Code section 65302, subdivision (h).

² Gov. Code, § 65302, subd. (h)(4)(A).

“disadvantaged communities” within its planning area.³ If a local government identifies one or more disadvantaged communities in its planning area, its general plan must have either an “environmental justice element” or “related goals, policies, and objectives integrated in other elements” (collectively, “EJ policies”) that “reduce the unique or compounded health risks in disadvantaged communities” by addressing different topics, such as (1) reducing pollution exposure, (2) promoting public improvements, (3) promoting safe and sanitary homes, and (4) promoting public engagement in the local decision making process.⁴

The City of Los Angeles’ General Plan does not have a stand-alone Environmental Justice Element, therefore, SB 1000-related goals, policies, and objectives must be incorporated throughout other elements of LA’s General Plan.⁵ The 2015 Plan for a Healthy Los Angeles, a health and wellness element of LA’s General Plan, lays the groundwork to create healthier communities for all LA County residents. As an Element of the General Plan, it provides goals and policies, to evaluate health and environmental justice as a priority for the City’s future growth and development. However, this health and wellness element was adopted before SB 1000 was adopted, and requires significant revisions to meaningfully satisfy SB 1000 requirements. Although updated environmental justice requirements are addressed in the revised “Plan for a Healthy Los Angeles” and the “Health Atlas for the City of Los Angeles,” we are not convinced that these two documents satisfy all SB1000 requirements, and we are concerned to find that critical environmental justice topics are not meaningfully addressed in the City’s draft 2021-2029 Housing Element Update.⁶ The City’s lack of compliance with state law requirements under SB 1000 has a significant impact on LA residents, disproportionately impacting vulnerable communities within its boundaries. The City of LA has multiple sources of pollution and interspersed industry, carrying a high pollution burden. Because the City’s draft Housing Element Update will serve as a blueprint for future development, City Planning should create programs that adequately address environmental justice issues. Addressing environmental justice issues will also ensure the furthering of fair housing.⁷

The City of LA contains numerous census tracts that the California Environmental Protection Agency (CalEPA) has designated as “disadvantaged communities.”⁸ CalEPA’s screening tool, CalEnviroScreen 4.0, ranks each census tract in the state for pollution and vulnerability. The City of LA’s CalEnviroScreen (census tract) scores are among the highest in the state. Latinx residents make up the largest demographic of the City’s population with 1,922,889 persons (48.6%), followed by White residents, who make up over

³ Gov. Code, § 65302, subds. (h)(1)–(2).

⁴ Gov. Code, § 65302, subd. (h)(1).

⁵ Government Code section 65302(h)(1).

⁶ Targeted amendments to the Plan for a Healthy Los Angeles have been proposed by LA City Planning to clarify that the Plan for a Healthy Los Angeles and the Health Atlas for the City of Los Angeles meet the requirements of SB 1000, available at: https://planning.lacity.org/odocument/0cf2d603-e8b2-496f-9c74-17c757041745/Plan_for_a_Healthy_LA.pdf (last visited August 30, 2021).

⁷ Camille Brown, *From Flint to DC, Pay attention to the intersections between environmental justice and fair housing*, Equal Rights Center, <https://equalrightscenter.org/from-flint-to-dc-pay-attention-to-the-intersections-between-environmental-justice-and-fair-housing/>.

⁸ SB 535; An article from 2017 states “Of the 22 high pollution census tracts, 20 tracts are industrial areas in greater Los Angeles,” See <https://calepa.ca.gov/wp-content/uploads/sites/6/2017/04/SB-535-Designation-Final.pdf>.

a quarter of the population at 28.5%. Asians make up 11.5% of the population, followed by Black or African Americans at 8.5% of the population, and Native Americans, Pacific Islanders, and those who ID as 'other' make up the remaining 2.8%. Disturbing studies and investigations have found that “people of color are more likely than white people to live alongside power plants, oil refineries and landfills” in LA.⁹ Busy freeways and toxic industrial sites cloak neighborhoods with high levels of fine particulate matter (PM 2.5), toxic releases, clean-up sites and hazardous waste. In addition to these compounding pollution levels, LA residents are more vulnerable to the City’s increasing environmental hazards due to additional vulnerabilities from medical conditions such as asthma and cardiovascular disease.¹⁰ Other vulnerabilities identified through CalEnviroScreen, include linguistic isolation, poverty, and rising rent burdens from escalating housing costs.¹¹

Housing Justice and Environmental Justice are inextricably linked. Access to safe and affordable housing has a direct impact on public health. The very communities facing the highest rent burden are often the same frontline communities who bear the brunt of the negative impacts brought on by multiple, intersecting crises related to housing, houselessness, and environmental racism. Staggering health disparities are brought on by land uses based on an extractive economy that contributes to environmental degradation, industrial pollution, the climate crisis, and increased health hazards for the frontline communities. According to the last Health Atlas for the City of LA, 21% (or approximately 59,000 individuals) of Southeast LA CPA residents lived adjacent to noxious land uses in 2013.¹²

LA City’s 2021-2029 Housing Element is an opportunity to ensure that housing promotes public health with land use policies that are aligned with practices that create a more productive, equitable, and healthy regenerative use of land. This draft plan must be revised to incorporate the required components of an Environmental Justice Element as the remaining elements of the General Plan do not satisfy state law. The following recommendations account for issues related to environmental justice and public health in development processes, and climate resilient housing to mitigate negative climate impacts and improve community health.

a. Promote environmental justice and public health in development processes.

Under Government Code Section 65040.12(e), environmental justice is the “fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement

⁹ Sammy Roth, *Why communities fighting for fair policing also demand environmental justice*, Los Angeles Times (Jun. 4, 2020), <https://www.latimes.com/environment/newsletter/2020-06-04/why-communities-fighting-for-fair-policing-also-demand-environmental-justice-boiling-point>; Mark Olalde et al, *The toxic legacy of old oil wells: California’s multi-billion dollar problem*, Los Angeles Times (Feb. 6, 2020), <https://www.latimes.com/projects/california-oil-well-drilling-idle-cleanup/>.

¹⁰ Doyle Rice, *Study finds a race gap in air pollution--whites largely cause it; Blacks and Hispanics breathe it*, <https://www.usatoday.com/story/news/nation/2019/03/11/air-pollution-inequality-minorities-breathe-air-polluted-wells/3130783002/> (Mar. 11, 2019).

¹¹ See CalEnviroScreen 4.0; interactive Health Atlas for the City of LA, <https://planning.lacity.org/interative-health-atlas/index/index.html>.

¹² Health Atlas for the City of LA, <https://wattscommunitystudio.files.wordpress.com/2013/06/healthatlas.pdf> (June 2013).

of environmental laws, regulations, and policies.” Environmental justice goals, policies, and objectives should reduce health risks to disadvantaged communities, promote civil engagement, and prioritize the needs of disadvantaged communities. California law further establishes that environmental justice¹³ includes:

- the availability of a healthy environment for all people;
- the deterrence, reduction, and elimination of pollution burdens for communities disproportionately experiencing the adverse effects of that pollution;
- government entities engaging and providing technical assistance to communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision-making process; and
- at a minimum, the meaningful consideration of recommendations from communities most impacted by pollution into environmental and land use decisions.

We are concerned that this draft plan does not sufficiently address the cumulative impacts and disproportionate pollution burden placed on environmental justice communities throughout LA. As a result, this draft plan does not establish sufficient goals and policies to promote positive health outcomes to meet housing needs with a focus on low-income households and disadvantaged communities.

First, the draft plan does not consider the tens of thousands of individuals in the City of LA who live in close proximity to an active oil well.¹⁴ Neighborhood drill sites, sometimes a few feet from homes, greatly increase and compound a slew of toxic emissions such as benzene, a known carcinogen.¹⁵ In addition, high levels of cancer-causing diesel particulate matter are emitted into the air from the countless diesel trucks and emergency diesel generators used to service and sustain active oil wells. It is not just active wells that exacerbate environmental and health harms in LA. Wells that are no longer producing oil and gas are often left uninspected and unmaintained, some since the 1990s, leaking oil, gas, and other contaminants into the air and local groundwater.¹⁶ The toxic practices of the oil industry have taken their toll on frontline communities throughout LA. Impacted residents and their children experience high rates of cancer, miscarriages, frequent nosebleeds, headaches, rashes, and respiratory issues, especially asthma.¹⁷ It is important to note that oil drilling sites are not incidentally concentrated in low-income

¹³ Government Code Section 65040.12[e][2].

¹⁴ Kyle Ferrar, *California Setback Analyses Summary*, <https://www.fractracker.org/2020/04/california-setback-analysis-summary/> (April 2, 2020).

¹⁵ Stories of Oil Drilling in Wilmington, Communities for a Better Environment Story Map, <https://www.arcgis.com/apps/MapSeries/index.html?appid=11f7468097464b6296d441d187f3d4f8> (last visited Sep. 8, 2021).

¹⁶ The Center for Public Integrity, *Deserted oil wells haunt Los Angeles with toxic fumes and enormous cleanup costs*, <https://publicintegrity.org/environment/deserted-oil-wells-haunt-los-angeles-with-toxic-fumes-and-enormous-cleanup-costs/> (March 5, 2020).

¹⁷ New scientific research published in June 2021 documents significant decreased lung and pulmonary function from living near active and inactive drill sites in South Los Angeles, Jill E. Johnston et al, Department of Preventive Medicine, Keck School of Medicine, USC, <https://www.sciencedirect.com/science/article/abs/pii/S0013935121003820?via%3Dihub> (last visited Sep. 8, 2021).



communities and communities of color—this is the result of decades of racist land use decisions such as fast-tracked permit approvals, redlining and racial covenants. The undeniable concentration of oil wells in disadvantaged communities is just one symptom caused by the historical practices of ‘redlining,’ predatory lending, and other inequitable policies that shape modern land use decisions and planning—while forcing low-income communities and communities of color to live in neighborhoods marked by environmental harms and health hazards.

To protect the health, safety and well-being of all Los Angeles residents, we urge LA City Planning to declare oil drilling/production a non-conforming use immediately ([Council File #17-0447 \(Bonin, Cedillo, Harris-Dawson, Koretz, Martinez, Wesson - Huizar\)](#)), prohibiting new oil drilling/production within the City of LA, phasing out existing oil drilling within five years with a just transition for workers and communities.¹⁸ ACT-LA members hope to continue working with the City Planning Department to advance just and equitable housing development that combats the unjust legacy of redlining which continues to limit equitable access to healthy affordable housing options for communities of color to this day.

For example, ACT-LA members are concerned by LA City’s proposal to redevelop Brownfield sites, coupled with broader policies to “provide incentives and promote flexibility for the conversion of non-residential structures to new housing in order to reduce the carbon footprint resulting from demolition and new construction”¹⁹ and proposed programs to increase CEQA streamlining to incentivize energy and resource conservation.²⁰ We oppose the false solution too often presented to environmental justice communities that health and safety measures (such as environmental review under CEQA) must be sacrificed in order to build affordable housing. In addition, we reject the false narrative that CEQA is a barrier to housing development. The number of lawsuits filed under CEQA has been surprisingly low, “averaging 195 per year throughout California since 2002.”²¹ We believe that affordable housing that includes energy and resource conservation can be incentivized in other ways such as more inclusive social housing models, community land trusts, cooperative housing, and nonprofit community-run housing that do not diminish the importance of environmental review or expand the use of CEQA exemptions.

Next, while ACT-LA supports increasing availability and equitable access to safe and affordable housing, we strongly oppose building affordable housing on polluted land without proper remediation. As such, we are concerned by the City of LA’s plan to maximize the use of unused, public lands by remediating toxic sites for affordable housing development. Although chapter 4 of LA City’s draft plan claims that public

¹⁸ Los Angeles City Council Environment Committee Votes Unanimously to Pursue a Phase-Out of Oil Drilling City-Wide to Protect Public Health (STAND-LA Blog, Dec. 1, 2020) <http://www.stand-la-blog/los-angeles-city-council-environment-committee-votes-unanimously-to-pursue-a-phase-out-of-oil-drilling-city-wide-to-protect-public-health>

¹⁹ Policy 3.2.8.

²⁰ 2021-2029 Housing Element Update, Policy 3.2.4.

²¹ CEQA in the 21st Century: Environmental Quality, Economic Prosperity, and Sustainable Development in California, <https://rosefdn.org/wp-content/uploads/2016/08/CEQA-in-the-21st-Century.pdf> (last visited Aug. 30, 2021).

lands are an option “provided that there are no environmental features that would [negatively] impact the [proposed] development on a site by site basis (4-14),” the draft Housing Element’s definition of Environmental Hazards fails to include man-made hazards such as oil drill sites. We are concerned by Policy 3.2.9, which seeks to create “new residential uses, including live/work and mixed-use, in less-productive industrial, office, and commercial areas when the site can accommodate housing in keeping with citywide industrial land, jobs-housing and jobs preservation priorities.” This policy does not identify or sufficiently discuss plans for clean-up and remediation of industrial sites. Rather, the policy sets forth a broad goal to build on underutilized industrial land without clarifying how the City plans to ensure that prior-industrial land will be tested and cleaned, or what the required soil standard is before proposing an affordable housing project. Providing these details is important and critical to ensuring community members are aware of their rights and able to hold negligent companies accountable for failing to test or clean the soil to the standard required by local and state law.

Furthermore, the draft housing element does not adequately address the risks of existing and future environmental hazards such as drought, intense heat, wildfires and floods on publicly owned lands due to climate change. Despite resounding scientific consensus that global temperatures are warming and weather patterns are rapidly intensifying, the draft housing element does not include climate change projections or account for how these changes will influence how housing should be developed and where it can be sited. We encourage LA City Planning to study and account for climate change projections when deciding where housing can be sited. SB 1000 also requires the safety element to include protection from flooding, climate adaptation, and resilience strategies. We were unable to locate an active inventory of proposed locations or approved ones that were analyzed with future climate impacts in mind. In addition, we would like to request more clarity around (1) approval criteria for affordable housing developers and (2) whether priority is being given to those working in frontline communities.

b. Develop climate resilient housing to mitigate negative climate impacts and improve community health.

As mentioned, climate change is undeniably affecting all of us, from rising temperatures and seas, shifting precipitation patterns and stronger storms, wildfires increasing in size and occurrence- all of which pose risks to our livelihoods. However, low-income communities and communities of color are often hurt first and worst by the impacts of climate change. In vulnerable communities, climate change can be a new and complicating environmental challenge stacked on top of histories of pollution, disinvestment and discrimination.

The Surging Seas tool, created by Climate Central, states that a “medium” sea-level rise scenario points to a “93% risk of at least one flood over 3 ft taking place between today and 2050 in the Los Angeles Area.”²² According to this tool, approximately 47% of the total population living in LA’s medium sea-level rise zones are Black, Indigenous, and people of color (BIPOC). To make matters worse, these

²² Los Angeles, California, USA, *Surging Seas Risk Finder*, https://riskfinder.climatecentral.org/place/los-angeles.ca.us?comparisonType=city-council&forecastType=NOAA2017_int_p50&level=3&unit=ft&zillowPlaceType=place.

same communities are overwhelmingly concentrated in nature-deprived areas, and disproportionately exposed to high pollution levels and toxic land uses. A detailed report released by the Hispanic Access Foundation and the Center for American Progress found that, “the United States has fewer forests, streams, wetlands, and other natural places near where Black, Latino, and Asian American people live.” A report by the Liberty Hill Foundation, focusing on the community consequences of expanded oil development in LA notes that “72% of people living near oil and gas drilling in LA County are people of color.” These troubling reports make clear that LA is segregated and so is its pollution. Increasing equitable access to healthy affordable housing throughout LA will require an extensive phaseout of toxic land uses such as oil drilling operations and long-term remediation of the land. Housing justice is inextricably linked to environmental justice. This draft Housing Element should (1) make clear that industrial sites are incompatible with residential areas and (2) lay the groundwork for community-driven development and stewardship.

For example, LA City’s Council District 15 (CD15), a predominately Latinx and Black community with an overwhelming amount of petrochemical and industrial pollution is also extremely rent burdened. Areas like CD15 not only need more affordable housing, but also increased access to healthy affordable housing--which hinges on surrounding land-use designations. Due to the numerous petroleum and industrial sites near residential, schools and sensitive receptors, the Housing Element must declare oil drilling/production a non-conforming use immediately, prohibiting new oil drilling/production within the City of LA, phasing out existing oil drilling within five years with a just transition for workers and communities.

LA City Council recently passed the “Tenant Anti-Harassment Ordinance,²³” an ordinance banning landlords from harassing tenants throughout LA. Passing this ordinance was a critical step by LA City to meaningfully invest in safeguarding vulnerable tenants against abusive landlords. We hope to build on LA City’s Tenant Anti-Harassment ordinance by expanding the scope of this program to include the impact of the climate crisis, and how it has limited equitable access to healthy affordable housing. For example, urban heat waves are “rapidly increasing in frequency, duration, and intensity with a greater tendency toward more humid nighttime events” a trend that “[has] a high probability of increasing by 42% in frequency and by 26% in duration during severe drought conditions”.²⁴ This increases health risks to communities with low adaptive capacity, such as those with limited access to air conditioning, air filtration, reliable transportation, access to cooling centers--a large majority of whom are migrant, elderly, or monolingual speakers. An analysis by the American Housing Survey found that 22% of Los Angeles households do not have air conditioning. This percentage increased to 30% for low-income households, making less than \$50,000 a year.²⁵ We encourage LA City Planning to respond to these findings by implementing strong climate resilience strategies in LA’s Housing Element Update, including but not limited to: (1) mandating proper air conditioning or ventilation systems in leased properties, (2) requiring landlords to install new air conditioning systems as reasonably requested by tenants (especially elders or

²³ Los Angeles Municipal Code art. 5.3 § 45.30.

²⁴ Glynn C. Hulley et al., *Rising Trends in Heatwave Metrics Across Southern California*, 8 *Earth’s Future* 7 (2020).

²⁵ Carlos Granada, *Southern California prepares for heat wave amid Stay Home order, with or without air conditioning*, ABC 7 (Apr. 24, 2020), <https://abc7.com/heat-wave-covid-los-angeles-coronavirus/6127436/>.

families, without handing off the cost to the tenant), and (3) institutionalizing cooling centers and resilience hubs in environmental justice and vulnerable communities. Finally, prioritizing green infrastructure is an important tool in providing natural services that offset intensifying climate change impacts, such as flooding and the urban heat-island effect. It is important to note that communities of color have historically had limited access to green space and parks which can negatively impact community health and resilience. The 2018 *Safeguarding California Plan* highlights the state’s growing need to increase equitable access to nature to ensure community health and climate resilience. We urge LA City Planning to invest in programs to: (1) identify park-poor communities, (2) build affordable housing near green infrastructure investments, supported by strong anti-displacement measures to guard against gentrification/displacement, (3) ensure public parks are within walking distance for all communities, and (4) develop and preserve public parks to meet the unique needs of surrounding communities, creating resources for recreation, community building, and local stewardship of the land.

The Clean Up, Green Up (CUGU) (Ordinance #184246)¹⁰ was approved by the LA City Council in 2016 after years of community organizing. The ordinance “authorizes the establishment of a CUGU Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington to reduce cumulative health impacts resulting from incompatible land uses.” CUGU focuses on pollution prevention, pollution reduction, and economic revitalization while supporting small-businesses in complying with regulatory requirements. The CUGU district aims to reduce cumulative health impacts created by incompatible land use/concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are within close proximity to homes, schools, and other sensitive uses. The Housing Element can comply with CUGU goals by declaring oil drilling/production a non-conforming land use, prohibiting new oil drilling/production within the City of LA- starting with the CUGU communities, phasing out existing oil drilling within five years and providing a just transition for workers and communities.

The Safeguarding California Plan: 2018 Updates¹⁴ was a collaboration across-departments, agencies, elected representatives, tribal nations, and non-profit organizations. It provides principles, recommendations to guide adaptation efforts, and case studies for the State of CA in addressing climate impacts. The plan emphasizes equity and community engagement as the common ground on which to build policies, projects, and overall decision-making processes. Some of the indicators of climate change that the Safeguarding CA Plan identified were:

- With increasing temperatures, the energy needed to cool buildings during warm weather—measured by “cooling degree days”—has increased.
- Extreme heat days and especially nights have become more frequent since 1950. Heat waves have been highly variable each year, but nighttime heat waves have shown a marked increase since the mid-1970s.
- The area burned by wildfires across the state is increasing in tandem with rising temperatures. Large wildfires account for much of the acreage burned each year

The Safeguarding CA Plan states that public agencies must make “land use and community development decisions that prioritize long-term safety and resilience”.²⁶ The current Housing Element does not sufficiently incorporate climate change impacts and projections, and community-led solutions or approaches to best support those living in impacted areas from flooding and the urban heat-island effect. Recommendations from the Safeguarding CA Plan that are related to the City’s Housing Element include:

- L3: Coordinate state laws, regulations, guidelines and policies to promote climate resilience and hazard avoidance and mitigation through local, regional and state planning;
- L-5.4a: Support local implementation of general plan statute requirements on climate justice;
- P-1: Promote community resilience and health equity by improving underlying economic, environmental, social, and living conditions;
- P-6.4: Consider collaborating with State agencies focused on green buildings and energy efficiency to include climate adaptation and health and equity considerations into State initiatives, planning, and policies, including updates to the California Building Code and California Energy Efficiency Standards.

4. The draft element must honestly acknowledge the history of unjust land use in a way that actively foregrounds policies and programs to Affirmatively Further Fair Housing.

The Affirmatively Further Fair Housing analysis in Chapter 4 shows the product of a long history of segregated housing development patterns and structural racism inherent in conventional planning efforts. While we appreciate the department’s affirmatively further fair housing analysis, this analysis makes clear the inequities that exist in the current zoning code. The department’s analysis shows that current zoning places an over-representative share of new unit potential in areas at highest risk of gentrification and displacement. We find it especially troubling that the neighborhoods with a higher share of Black, Asian, and Latino residents have the highest share of identified development potential while the lowest capacity neighborhoods have the fewest people of color. This reflects the past use of zoning to enforce segregation and highlights the moral imperative LA City officials and staff now have to use the required rezone program to affirmatively further fair housing and undo past harms.

The data indeed show how LA City’s planning policies and programs polarize the city, both racially and economically, and cumulatively fails to affirmatively further fair housing. If the City expects the policies and programs of Chapter 6 to serve as the city’s so-called “action plan” over the next eight years of housing in LA City, then Chapter 4 must not only present the data but also (a) identify the current and past policies and programs, which have led to these unjust conditions, (b) identify the risks of inaction, (c) make a commitment to center community needs and reverse decades of racist land use designations through a robust community engagement process, and (d) conduct an additional analysis of the realistic development potential of rezoned sites that subsequently inform the rezoning program.

²⁶ *Safeguarding California Plan: 2018 Update*, California’s Climate Adaption Strategy, (Jan. 2018), <https://www.srta.ca.gov/DocumentCenter/View/4762/Safeguarding-California-Plan-2018-Update>.

For instance, as the Site Inventory Analysis by Opportunity Area (Table 4.26) shows that nearly half of all sites (49%) that the city are accounting for in the Site Inventory are situated in low-resource areas, which effectively targets these areas for displacement and gentrification. In addition to presenting this data, the Housing Element should account for the negative social and economic impact this data reveals and cite relevant policies such as redlining, which continue to have lasting effects on LA residents, especially low-income residents and residents in communities of color.²⁷ As page 4-41 of LA City’s draft Housing Element says, current policies such as “land use incentives have a much higher rate of producing affordable housing in High Opportunity Areas, [than housing] produced through financial subsidy alone,” and publicly “subsidized affordable developments are overwhelmingly located in lower resource areas.” This suggests that the City should prioritize strategies that utilize the affordable housing land use incentive programs over subsidy programs to racially and economically integrate neighborhoods and also protect tenants in lower resource areas from displacement by strengthening tenant protections.

The Site Inventory Analysis by Opportunity Area (Table 4.26) also shows the outsized share of affordable housing potential in low resource areas as compared to the (small) share of affordable housing in high resource areas. Specifically, Table 4.26 shows that the City’s high and highest opportunity areas (34% of city census tracts) only have 24% of the cities lower income potential. By comparison, the City’s low opportunity and high segregation areas (44% of census tracts) have 54% of the lower income potential. In line with presenting this data, the Housing Element needs to acknowledge the role that policies such as current land use zoning designations continue to play in concentrating poverty, which are exacerbated by repeated use of conventional housing models. In order for the City to counteract these inequities expeditiously and at scale, the Housing Element should rightfully focus onsite affordability in high and highest resource areas and boldly invest resources in a new housing paradigm that includes a wider array of housing models with social housing and community land trusts. Simultaneously, the Housing Element must ensure community-serving investment in historically disinvested areas. This includes investing in place-based strategies that create a net gain of affordable housing, stop displacement, prioritize environmental justice, enhance community health, and strengthen community leadership in land use planning.

In order to meet LA City Planning’s commitment to center community needs and reverse decades of racist land use decisions, the Housing Element must include a robust community engagement process before changing zoning and land use designations. We urge LA City Planning to adequately discuss the demographic characteristics of the areas within the planned update that are subject to potential rezoning as well as how rezoning might impact those characteristics. The Safeguarding CA Plan identifies the importance of working with the most vulnerable to the impacts of climate change to ensure that they do not suffer disproportionately as a result of historical injustice and disinvestment. Recommendations in the Safeguarding CA Plan that are related to this Housing Element work are Recommendations EM-4, E-6 (increase climate resiliency in low-income and disadvantaged communities), L-1 (develop innovative

²⁷ Grace Schumker, *Lasting Effects: Redlining in Los Angeles County*, Tufts University (Dec. 2019), https://sites.tufts.edu/gis/files/2020/07/schumaker_grace_GIS101_Fall2019.pdf.



governance models and equitable public engagement strategies to engage residents), and others including Recommendations L-5, P-1, T-5, B-6, O-5, W-6, and PC-6.

While the site inventory highlights the current inequities in the distribution of housing potential throughout the city, the rezone program has the potential to undo these harms and focus future growth in communities within high and highest opportunity areas while protecting sensitive communities from increased displacement pressures. As was done with the site inventory, a successful rezone program must conduct an analysis of realistic development potential in high and highest opportunity areas. The rezone program must then use this analysis's findings to adequately allocate and designate affordable housing through the rezone program. To ensure that the city not only zones for an additional 219,732 units, including 121,881 lower income units, but also can reasonably expect developers to build these units, the city must conduct an analysis of the realistic development potential of any rezoned sites. If the city does not conduct this analysis and use its findings to inform the rezone program, the City cannot reasonably expect to address the massive disparities presented in the site inventory, risks falling far short of providing affordable housing, especially in high opportunity areas, and will fail to affirmatively further fair housing. Without conducting a realistic development potential analysis specifically in the rezone program in high and highest opportunity areas, the department will also not have an accurate ability to assess its progress towards meeting goals to affirmatively furthering fair housing.

Overall, Tables 4.26-4.29 highlight the shortcomings of the current distributions of unit potential. Table 4.26 highlights the outsized share of affordable housing potential in low resource areas as compared to the (small) share of affordable housing in high resource areas. Table 4.27 highlights how the highest capacity neighborhoods are those with the lowest environmental and educational scores and lowest capacity neighborhoods are those with the highest environmental and educational scores. Lastly, Table 4.29 highlights that only 14% of the City's affordable housing units over a decade ending in 2018 were developed in the 35% of high and highest resource census tracts. Together, this chapter shows a dire crisis in the distribution of past and future affordable housing and highlights the importance of affirmative furthering fair housing through the rezone program.

- 5. To address the glaring deficiencies outlined in the AFFH analysis and to correct a long history of segregated housing patterns, the City's RHNA Rezoning Program must require onsite affordability with rezoning programs and focus rezoning in high opportunity areas. The City must also ensure that while focusing rezoning in high opportunity areas, the City separately, simultaneously, and equitably invests in historically disinvested areas to prevent gentrification and displacement.**

Communities that our member organizations organize with and represent have borne a heavy toll from generations of failed land use policy and environmental injustices, including redlining and exclusionary zoning. Housing justice and equity for our communities means that the Planning Department must engage with historically marginalized and excluded communities in a way that centers their ongoing concerns and works with them to develop solutions, including as the Housing Element and the Rezoning Program are



revised, finalized, and implemented. As a baseline, the Rezoning Program must materially benefit our communities by resulting in more and better affordable, healthy and stable housing opportunities.

We appreciate [Council President Martinez's letter \(dated August 13, 2021\)](#), which was co-authored with six of her Councilmember colleagues and issued to your department, detailing their commitment to equitable distribution of housing throughout LA. We appreciate that many of our coalition's recommendations were included in the Council President's letter, but we write to emphasize the ongoing need to tie on-site affordable housing requirements to rezoning. This fundamental approach would help our city meet the scale of affordable housing needed at this moment in our city's history. Our coalition's recommendations to the Rezoning Program are as follows:

- Design the Housing Element's Rezoning Program to include on-site affordable housing requirements that exceed TOC program requirements on every site that is rezoned, and include displacement avoidance and protection measures such as excluding tenant-occupied sites from rezoning. Rezoning should require progressive tiers of affordability for increasingly higher density development. Rezoning should be limited to high and highest opportunity areas of Los Angeles. The City should simultaneously invest public dollars in community-led planning, affordable housing opportunities and housing stability programs, and other community-serving, health-promoting strategies to protect and uplift residents living in historically disinvested areas and areas that are susceptible to gentrification.
 - Update the City's affordable housing incentive programs to require more affordable housing and strengthen tenant protections. This process should increase affordability and tenant protections across the board, while focusing increased density allowances in communities in the California Tax Credit Allocation Committee (TCAC) high and highest opportunity areas, while subtracting census tracts that have a high displacement risk.
 - Enforce the Measure JJJ requirement that community plan updates do not reduce the capacity for creation and preservation of affordable housing or undermine California Government Code Section 65915 or any other affordable housing incentive program by requiring that all increases in allowable density and FAR be aligned with on-site affordable housing standards that meet or exceed TOC. The Community Housing Needs Assessment Process should be based upon citywide housing production goals and utilize a methodology that balances traditional factors such as job and transit access with a new prioritization for high opportunity areas, anti-displacement, healthy and affordable housing, and achieving housing opportunities at the deepest affordability levels.
6. **The City should maximize housing justice in L.A. by prioritizing permanent housing affordability and community stability throughout the draft Housing Element, especially in the Site Inventory (Chapter 4) and Programs and Policies sections (Chapter 6).**

a. Public Land

We support the inclusion of the pipeline of new housing on public land in the Sites Inventory. In addition, the Inventory includes 10,000 units of Lower and Moderate Income units attributed to a “Public Lands program” that would use “300 acres of public land to drive a scaled housing solution that would create ten housing development opportunities with 1,000 units each.” The Housing Element should provide more detail on this proposed program. It appears that this strategy is referenced in Policy 16. But to the extent this is a major policy initiative with the potential to create 10,000 new units of affordable housing on public land, the Housing Element should provide more information on the timeline, funding sources, key stakeholders, and any other relevant information. The Public Lands program (Policy 16) must prioritize models of housing that by design are permanently affordable and enable community control of housing, including social housing and community land trusts.

Councilmembers Mike Bonin, Nury Martinez, and Marqueece Harris-Dawson already initiated an effort in early 2020 to direct the City departments to explore social housing for LA City. This motion, which LA City Council’s Housing Committee members also rightfully affirmed ([CF# 20-0197](#)), directs City departments to explore demonstrating the social housing model on LA City- and other government agency-owned land. By utilizing public land for social housing, LA City would lower the development cost of permanently affordable, public-nonprofit-community developed housing.

b. Goals and Objectives of the Policy and Programs Section (Chapter 6)

We offer the following recommendations to the city-stated Goals and Objectives of the draft Housing Element. For Chapter 6 of the Housing Element to serve as the city’s so-called “action plan,” then the goals and objectives should be modified to adequately reflect the scale of affordable housing needed by residents today and that the goals and objectives are inclusive of permanent affordable housing models. The following recommended edits in italicized text are recommended edits to the City-stated Goals and Objectives of the Policy and Programs Section (Chapter 6).

Recommended Edits to City-stated Goals of the Policies and Programs Section:

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

OBJECTIVE 2.1 Strengthen renter protections, prevent displacement and increase the stock of affordable housing

2.1.3 Provide resources that enable the creation of Affordable Housing from existing unrestricted housing, including *facilitating community stewardship and control, tenant management, and/or tenant ownership.*

Pg 6-11:

GOAL 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.



OBJECTIVE 4.3 Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Objective: 4.3.4 Advance place-based strategies that create opportunity and financial strength in areas of disinvestment and with a history of discriminatory and predatory financial practices through asset-building shared equity homeownership that creates stability through community control of resources. Mitigating displacement pressures through shielding housing from market forces allows communities to thrive through inclusivity, stability and self-determination.

The above recommendations are a portion of recommendations from the Community Land Trust Coalition that are included as an appendix to this letter. ACT-LA fully supports the recommendations of the Community Land Trust Coalition in the attached appendix.

c. Policies and Programs (Chapter 6)

Overall, we see a majority of the programs continue to prioritize traditional affordable housing and market based solutions. We need to incorporate a wider range of housing solutions that prioritize community control and permanent affordability. While social housing is not explicitly stated in any program (aside from mentions in Programs 14 and 16), we see many opportunities in the programs presently listed in Chapter 6 that should support the creation of social housing and can continue to increase support of community land trusts. We urge LA City planning to consider and incorporate the following changes throughout the following programs.

While the following recommendations offer our feedback on some opportunities in the presently listed programs, the following list is not exhaustive. LA City officials and staff should advance the exploration and implementation of social housing and expansion of community land trusts in as many Housing Element programs and policies as possible.

Opportunities for financing social housing

As LA City staff and officials ordinarily pursue affordable housing funding, LA City officials and staff should additionally consider financing social housing models to generate a large scale of permanently affordable, community-controlled housing for current and future LA City residents. In addition, LA City's expansion of existing voucher programs, such as Section 8 tenant and project based vouchers, would be necessary to help ensure permanent affordability and operational viability of social housing and community land trusts. The following new and existing programs should include provisions to fund the demonstration and potential expansion of social housing in LA City.

- Housing Vouchers (Programs 2, 41, 42, 100, 102, 104, and 105) - We support housing vouchers targeting a range of populations and the creation of a permanent voucher system with social housing in mind.



- Tax Increment Finance District (Program 66) - We support revenue allocations for social housing using this tax revenue.
- New Revenue Streams for Social Housing (Programs 17 and 20)- Social housing and community land trusts should absolutely be included in these efforts to seek and allocate funding.

Opportunities for the public to learn about social housing as a model for affordable housing

As part of addressing the history of unjust housing policies, LA City should make considerable effort toward building community capacity to envision permanently affordable housing that rightfully gives tenants greater control over their own living situations, which should include expanding knowledge of social housing for all members of the public, especially through the following listed programs.

- Neighborhood Awareness of Special Needs Housing (Program 119)
- At least two Community Plan programs (Program 49 and 65)
- Supporting capacity building for tenant control
 - Property Management Training (Program 44)
 - Tenant/Community Opportunity to Purchase (aka TOPA/COPA) (Program 90) - this program should explicitly mention land trusts as potential buyer and owner of land.
 - Support community participation on site visits to places to learn about their social housing models (Program 12)

Opportunities for fundamental design (environmental and community programming) of social housing

Every housing model that LA City utilizes or provides for should advance environmental justice by design, in order to provide residents with healthy homes in which to lead their lives. Social housing developments, in particular, should fundamentally incorporate sustainable methods of construction and operations.

- Support sustainable methods of construction and operations (Program 69 to 76)

Opportunities for sites and land use to incorporate social housing and utilize community land trusts

LA City officials and staff should prioritize housing production in high and highest TCAC opportunity areas of the city to start to enable equitable access to decades of institutional investment into resources, including schools, job proximity, healthy food, and health care. Simultaneously, LA City officials and staff should also invest in historically disinvested areas of the city to prevent displacement and gentrification. The social housing and community land trust models should be considered for implementation throughout the region and utilized in every area of the city where historically marginalized communities stand to materially benefit from this public investment. Social housing and community land trusts, which are models for permanent affordability and residential stability, should be incorporated fully into the following programs.

- RHNA Rezoning (Program 121) - See Rezoning Program recommendations in Part 4 of this letter. Rezoning Programs should enable for an array of affordable housing options expeditiously and at scale in order to counteract market forces that include real estate speculation, which catalyze

displacement and gentrification. Social housing and community land trust models should be among the array of affordable housing options this rezoning program should establish as early as possible over the next eight years with this Housing Element. At a minimum, for instance, the text of this program should be revised to say: “This program will carefully consider the creation of a diversity of housing types to expand more naturally affordable and deed-restricted affordable options, *including social housing.*”

- Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified (Program 60)
- Public Land for Affordable Housing (Program 15)
- Neighborhood Awareness of Special Needs Housing (Program 119)

Opportunities for policy that enables use of social housing and expanded use of community land trusts

One characteristic that distinguishes social housing from the conventional public housing model is the focus on community governance of social housing developments. For example, we envision community governance through social housing as a means to enhance resident stability through community control (e.g. tenant councils) and programming (e.g. social/case workers) that enhance residents’ wellbeing. Because single family neighborhoods have dominated Los Angeles’s landscape for decades and the social housing model has yet to be utilized in Los Angeles, public policy should be changed to enable use of social housing and expanded use of community land trusts. Social housing and community land trusts should be incorporated fully into the following programs.

- Shared Equity Models (Program 4)
- New Models for Affordable Housing (Program 16)
- Preservation of Restricted Units (Program 27)
- New Models of Acquisition, Rehabilitation and Preservation (Program 30) - Should include social housing and Land Trusts
- Anti-Displacement Strategies (Program 122)
- Affirmatively Furthering Fair Housing (Program 124)
- Homeownership for Voucher Holders (Program 2) - Opportunity for land trusts
- Systematic Code Enforcement Program (Program 21) -include database can be used to focus resources identified for foreclosure intervention and displacement prevention
- Comprehensive Homeless Strategy (Program 92) - Social housing should in integrated into comprehensive homeless policy as a permanent supportive housing strategy and a avenue for preventing homelessness

Concerning programs for advancing equitable development, including but not limited to social housing

In contrast to the above five subsections of recommendations to the Housing Element policies and program, we recommend the following two programs be eliminated or substantially reworked so that the Housing Element rightfully addresses the history of unjust land use planning by prioritizing the concerns of historically marginalized communities.



- CEQA Streamlining Measures (Program 55) - CEQA streamlining measures that seek to override the concerns of community members present a false choice between expediency and equity. Community members, especially those who have endured decades of environmental injustice, need legal accountability tools including CEQA to be able to hold developers and successive government agency officials accountable to requisite mitigation measures, including full remediation of environmental degradation. In fact, CEQA provides community members with a process by which to remedy environmental harms and require developers to build safe and healthy homes/communities. Streamlining CEQA as LA City planning describes in this program weakens an important process community members use for cross-sector environmental review and long-lasting accountability. Because of these untold consequences to community members by weakening CEQA protections and to avoid exacerbating institutional inequities in land use planning, this program should be removed from the Housing Element.
- Community and Neighborhood Council Development Review (Program 77) - Neighborhood council development review priority exacerbates institutional inequity by giving Community and Neighborhood Councils, which principally include land owners, additional and privileged access to review property development. As a part of the city's efforts to start addressing the history of unjust land use in high and highest opportunity areas, LA City officials and staff need to prioritize the perspectives of historically marginalized communities in local development review.

If done right, the Housing Element update and 6th cycle RHNA can be transformative for Los Angeles, with the potential to vastly improve housing affordability and the quality of life for millions of Angelenos. After decades of underproducing affordable housing, perpetuating exclusionary zoning, and lacking policies to advance environmental justice in the City of LA, we call on our city officials and staff to take bold action. We urge you as public stewards to craft and adopt affirmative policies and programs that will result in vast numbers of deeply affordable units, stabilize communities at risk of displacement, unlock affordable housing in high opportunity areas, while simultaneously and equitably investing in historically disinvested areas to prevent gentrification and displacement. Our coalition remains ready to be a thought partner with the City in the implementation of the policies stated in our comment letters and we look forward to continued collaboration on making Los Angeles a city where everyone can thrive.

Sincerely,

Alliance for Community Transit - Los Angeles (ACT-LA)

Attachments:

- A. Los Angeles Community Land Trust Coalition Housing Element Recommendations
- B. [Oct. 2020 ACT-LA comment letter](#)

HOUSING ELEMENT RECOMMENDATIONS BY LOS ANGELES COMMUNITY LAND TRUST COALITION - 9/2/21

City of LA Housing Element - [CHAPTER 6 HERE](#)

Pg 6-7:

GOAL 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

OBJECTIVE 2.1 Strengthen renter protections, prevent displacement and increase the stock of affordable housing

- 2.1.3 Provide resources that enable the creation of Affordable Housing from existing unrestricted housing, *including facilitating community stewardship and control, tenant management, and/or tenant ownership.*

OBJECTIVE 2.2: Promote more affordable ownership opportunities and ownership retention strategies, with an emphasis on stability and wealth building for underserved communities.

- 2.2.1 Expand ownership models that increase the ability for households to attain homeownership, including alternative forms of shared and limited equity ownership.
- 2.2.3 Expand ownership and wealth generation opportunities through accessible education and technical assistance, especially in communities of color.

Pg 6-11:

GOAL 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

OBJECTIVE 4.3 Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Objective 4.3.2 Advance place-based strategies that create opportunity and financial strength in areas of disinvestment and with a history of discriminatory and predatory financial practices through asset-building shared equity homeownership that creates stability through community control of resources. Mitigating displacement pressures through shielding housing from market forces allows communities to thrive through inclusivity, stability and self-determination.

Programs - pg 6-14:

2. Homeownership for Voucher Holders Goal #: 2, 4 Lead Agencies: HACLA Funding

Source: HUD Objective: Increase homeownership opportunities among voucher holders. Allow Section 8 participants to become homeowners by using their Vouchers to purchase a home.

Depending on funding levels and lender support, HACLA will continue to explore the feasibility of utilizing the homeownership program within the context of public housing revitalization activity. *Explore facilitating long-term stability and wealth-building by incorporating a Community Land Trust model that supports homeowners and facilitates resales to future low- and moderate-income families.*

4. Shared Equity Models Goal #: 2, 4 Lead Agencies: LACP Supporting Agencies: HCID

Funding Source: General Fund Objective: Study barriers to the greater utilization of shared ownerships models. Use these models as a tool to facilitate affordable homeownership. Explore barriers and consider providing assistance to and incentivizing the development of shared-equity ownership models such as Limited Equity Housing Cooperatives (LEHCs), Community Apartments and housing owned by Community Land Trusts (CLTs) or Tenancy in Common (TICs) in the Zoning Code and housing funding processes. *Prioritize public support for LEHCs on land held by CLTs Partner project-based rental subsidy programs with cooperative ownership models to support deeper affordability levels.* Consider policies to require that on-site affordable for-sale units in mixed-income projects be sold to a qualified nonprofit, with an emphasis on CLTs. Promote the State property tax exemption for property that is owned by a CLT and that is being—or will be—developed or rehabilitated as rental housing, LEHCs, or owner-occupied housing per Section 214.18 of the Revenue and Taxation Code. Explore securing tax-defaulted properties through Chapter 8 Agreement Sales for Community Land Trusts (CLTs) to create long-term affordable housing. Explore conveying public land / tax foreclosed / receivership properties to CLTs and prioritize CLTs in current acquisition and rehabilitation programs.

Pg 6-30

21. Foreclosure Registry Goal #: 2, 3 Lead Agencies: HCID Supporting Agencies: LADBS

Funding Source: Foreclosure Registration Fees Objective: Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014). Maintain and enhance a dashboard to show results and identify trends impacting neighborhoods, including statistics on initial foreclosure recordings (Notices of Default - NOD) and on the portion of those defaults which proceed to foreclosure (Real Estate Owned - REO); *ensure database can be used to focus resources identified for foreclosure intervention and displacement prevention;* continue education and awareness of Ordinance and increase outreach to over 95% of responsible parties on all new foreclosures recorded in the calendar year. The Foreclosure Registry Ordinance (183281, Amended in 2014) was established in 2010 as a mechanism to protect residential neighborhoods, including abandoned properties, from blight through the lack of adequate maintenance and security as a result of the foreclosure crisis. Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) who either issues a notice of default or forecloses upon on a residential property located within the City of Los Angeles must register that property with and provide contact information to the Housing and Community Investment Department (HCID) in case any exterior blight issues arise on the property in relation to foreclosure, along with completing required monthly lender inspections for as long as the property remains in foreclosure.

ATTACHMENT 3



March 25, 2022

LA Department of City Planning
Via email to HousingElement@lacity.org

CC: LA City Mayor Eric Garcetti, LA City Councilmembers, LAHD General Manager Ann Sewill, LADCP General Manager Vince Bertoni, Senior Planner Matt Glesne, California HCD Division of Housing Policy Development Staff Sohab Mehmood

Subject: City of Los Angeles 2021-29 Housing Element compliance

Dear Housing Element Team:

Rising rents, widespread tenant evictions and a lack of affordable housing have made Los Angeles the city with the worst housing and homelessness crisis in the country. As the City of Los Angeles's (City) 2021-29 Housing Element states, the City had a higher percentage of cost-burdened renter households (59%) in 2019 than any other major American city. About 32% of renters in the City are severely cost-burdened, meaning they spend over 50% of their income on rent. As families overspend on housing costs, they have less in their budget for health care, childcare, education, healthy food, savings and retirement, and other household costs.

Alliance for Community Transit - Los Angeles (ACT-LA) coalition members have reviewed the California Housing and Community Development's (HCD) letter, dated February 22, 2022, to the City of Los Angeles Department of Planning. We understand HCD is requiring the City to revise its Housing Element to meaningfully affirmatively further fair housing pursuant to State Housing Element law. Our coalition members, many of whom represent low income renters, agree with HCD that the City must clearly identify how its policies and programs will affirmatively further fair housing by revising the Housing Element to include additional metrics and measures that would enable public accountability. While we appreciate the City's efforts, which include a site inventory informed by a realistic development analysis and a stated intention to facilitate the development of 10,000 affordable housing units on public lands, we still have outstanding concerns on issues related to equity, racial justice, and affirmatively further fair housing. The City of Los Angeles, comprised of tens of thousands of unhoused residents and mostly renter households where over half of which are so unaffordable that they impose a cost burden on their inhabitants, must affirmatively further fair housing by stably housing all its residents and crafting housing programs that ensure equitable access to healthy affordable housing at the deepest affordability levels and that counteract a legacy of institutional racism in its planning and zoning policies, as well as economic and urban environmental segregation in the City.

In 2017, ACT-LA members worked with other community partners to suggest measures and metrics that we believe would affirmatively further fair housing (AFFH) in the City. Our coalition's and partner's work sought to prioritize anti-displacement and equitable development concerns in various communities. We shared our concerns and recommendations with City staff as part of [Council File #16-0647](#). In October 2017, the City of LA adopted the city's latest 2017-23 AFFH Plan, which contains metrics and measures that staff should integrate into the revised Housing Element. The Housing Element's AFFH Program 124 should be expanded to additionally report the status and remaining needs to fulfill the goals, metrics and measures shown in Section V of the City Council adopted [2017-23 AFFH Plan and Report](#) (starting on page 382). As part of the Housing Element's Rezoning Program 121 response to AFFH analysis, Program 121 should additionally be expanded to express an intention of the city to advance the goals, metrics, and measures shown in the [2017-23 AFFH Plan and Report](#) with the Rezoning Program 121.

[Chapter 1 of the Housing Element](#) reports that "the City has limited funding for the construction of Affordable Housing" and also reports an estimated funding need from 2019 of around \$15.8 billion yearly of which the City needs \$3.8 billion yearly from City funds (p.99). ACT-LA would also like to see the City utilize new funding sources for equitable built environment policies in Los Angeles that may not have existed or that may have existed but have not been historically used for built environment policies. We suggest a thorough audit of the Los Angeles Police Department and an equally thorough evaluation of the efficacy of their public safety efforts. The LAPD is responsible for a significant percentage of the City's budget, [far more than other cities in California](#). This money is unlikely to be well spent, as empirical studies show that [police are not good at solving crimes](#). On the contrary, empirical studies show that [investments in community nonprofits reduce crime](#). The discussion of policing and police funding has become highly emotional as proponents argue that policing deters crime, although this is not an established fact, and critics focus on police misconduct, rather than cost-effectiveness. An independent, impartial, and evidence-based audit of the LAPD and evaluation of the efficacy of spending public dollars on policing is in order. This is especially true as police budgets have not been cut as severely as other municipal departments during times of austerity and are more likely to contain unexamined inefficiencies and wasteful practices that rely on funds that could be put to better use. An overhaul of police practices could also [reduce legal payouts](#) by reducing the prevalence of police misconduct. We would expect police budget savings of 5-10% could be easily achieved, which would lead to tens, and potentially hundreds, of millions of dollars in additional funding for more cost effective programs that address various community's need for affordable housing and basic public services like bulky-item pick up, street lighting, and sidewalk repair.

While improvements to streets and infrastructure are crucial, the City should also ensure that the City's current low income inhabitants will not be displaced and thus not be able to stay and enjoy these public investments. One way to reduce displacement is to establish a right of return. Key elements include:

- I. Developments should not be approved if they ultimately reduce the number of rental units (see No Net Loss policy).

- II. HDLA should keep a list of tenants who are displaced due to a development and provide notice when new units in the development are being rented
- III. For every development where a tenant is displaced, including through a voluntary buyout agreement, those tenants shall have a right of first refusal to rent units in the new development.
- IV. Returning tenants should first be given the right to rent a physically comparable unit at their prior rent; effort should be made to offer units to tenants that are comparable in bedrooms, bathrooms, and square footage to their prior units.
- V. Returning tenants should be offered any covenanted affordable units in the development that they qualify for
- VI. If no qualifying affordable units are available, tenant should be offered a market rate unit
- VII. These practices should also be followed for new Transit Oriented Community developments in the area from which a tenant was displaced

Finally, throughout the development of the City's 2021-28 Housing Element, ACT-LA members have consistently provided feedback and comments to City staff on updates to the City's Housing Element. We have the remaining concern that the Rezone Program, as proposed to be implemented through the Community Plan updates, lacks details to describe how these programs will affirmatively further fair housing. As our coalition described in our 2020 and 2021 [comment letters](#), housing in LA is inextricably linked to natural environments that industries and transportation operations have polluted and exploited for at least the last century. The Housing Element should account for the cumulative impacts focused in Black and brown communities caused by harmful land uses such as warehouse expansions and neighborhood oil drilling by planning for safe and healthy housing that all residents can both afford. Housing Element goals to affirmatively further fair housing must prioritize plans for affordable and healthy residences, support tenant protections, and prevent displacement and gentrification, especially for vulnerable communities whose health have been impacted by long-standing environmental – air, soil and water – pollution. Land already owned by all public agencies within the City of LA should be prioritized and utilized to address the collective need for affordable housing, especially given both the City's deep need for affordable housing and potential housing development cost savings by utilizing public lands for affordable housing development. In order to affirmatively further fair housing starting this year, the City should prioritize the adoption of implementing city ordinance necessary to advance Housing Element Program 15: "Public Land for Affordable Housing" with priority to reduce homelessness and support people at risk of becoming homeless by building affordable housing.

As the City revises the Housing Element per HCD's February 22, 2022 letter, the City should consider both our coalition's AFFH recommendations from 2017 and the environmental justice concerns that we expressed in [our Housing Element comment letters](#) in 2020 and 2021. ACT-LA urges the City to incorporate metrics and measures in the City's Housing Element that lead to fair housing for LA residents in both the economic and environmental sense of fairness. We have appreciated the long-standing and constructive dialogue among ACT-LA members, City staff and Councilmembers. We look forward to reviewing future Housing Element revisions and working with the City to meaningfully and affirmatively further fair housing in Los Angeles.

ACT-LA Response to HCD's review of LA City's 2021-29 Housing Element
March 2022

Sincerely,

The Alliance for Community Transit - Los Angeles



Housing Element <housingelement@lacity.org>

Hi from pb...5/7/22 Targeted Amendments to the 2021-2029 Housing Element to be heard by CPC 5/19/22 | Enmiendas Específicas al Elemento de Vivienda 2021-2029 serán escuchadas por la Comisión de Planeación Urbana 5/19/22

2 messages

pbparlor@juno.com <pbparlor@juno.com>
To: housingelement@lacity.org

Sat, May 7, 2022 at 1:53 PM

get rid of GARCETTI & O'FARRELL....what happened to BOW TIE PARK? WHEN will it get cleaned up & be a real park...PROMISED for 20 years now since I have been living here....It's a "DUMP" SITE !!!!!

----- Original Message -----

From: Los Angeles City Planning <housingelement@lacity.org>

To: pbparlor@juno.com

Subject: Targeted Amendments to the 2021-2029 Housing Element to be heard by CPC 5/19/22 | Enmiendas Específicas al Elemento de Vivienda 2021-2029 serán escuchadas por la Comisión de Planeación Urbana 5/19/22

Date: Fri, 6 May 2022 14:30:40 -0400 (EDT)



Para español siga hacia abajo.

Dear Stakeholder,

Thank you for participating during the development of the City's 2021-2029 Housing Element, which was adopted by the City Council on November 24, 2021. On February 22, 2022 the City received a [letter](#) from the California Department of Housing and Community Development (HCD) stating that additional revisions were needed to the Housing Element's programs to ensure compliance with new Affirmatively Furthering Fair Housing (AFFH) requirements in state law.

A narrow set of [proposed amendments](#) to the 2021-2029 Housing Element will be heard by the City Planning Commission (CPC) on May, 19, 2022, after 8:30 am. This CPC public

hearing will include an opportunity to provide comments on the proposed amendments. The information in this email can also be viewed in the [Notice of Public Hearing](#).

At the CPC meeting, staff will provide a presentation highlighting the proposed modifications to the adopted 2021-2029 Housing Element (Case Number: CPC-2022-2698-GPA). The CPC meeting's agenda and staff report for the project will be posted online no later than 72 hours before the meeting at planning4la.org/hearings.

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (<https://zoom.us/>) and will allow for remote public comment.

Housing Element Public Hearing

Thursday, May 19 after 8:30 a.m.

[Click here](#)

Enter Meeting ID 839 3403 7344 and Passcode 122926
Or join by phone: +1 213 338 8477 or +1 669 900 9128

The Public Hearing is a formal opportunity to provide public comment on the proposed amendments to the Housing Element. In lieu of attending the Public Hearing, comments may be submitted to CPC by email (CPC@lacity.org) or hardcopy prior to or during the meeting. Please include the case number (CPC-2022-2698-GPA) with your comment before submitting it.

Estimadas partes interesadas,

Gracias por su participación durante el desarrollo del Elemento de Vivienda 2021-2029 de la Ciudad, el cual fue adoptado por el consejo de la Ciudad el 24 de noviembre de 2021. El 22 de febrero de 2022, la Ciudad recibió una [carta](#) del Departamento de Vivienda y Desarrollo Comunitario de California (HCD por sus siglas en inglés) que indicó que se necesitaban revisiones adicionales a los programas del Elemento de Vivienda para asegurar el cumplimiento de los nuevos requisitos de Afirmativamente Avanzar la Vivienda Justa (AFFH por sus siglas en inglés) en la ley estatal.

La Comisión de Planeación de la Ciudad (CPC por sus siglas en inglés) considerará las [enmiendas propuestas](#) durante su reunión el 19 de mayo de 2022, después de las 8:30 am. Esta audiencia pública del CPC incluye una oportunidad para que el público pueda hacer comentarios sobre las enmiendas propuestas. La información incluida en este correo electrónico también se encuentra en [el aviso de audiencia pública \(en inglés\) aquí](#).

En la reunión del CPC, el personal va hacer una presentación enfocada en las modificaciones propuestas al Elemento de Vivienda 2021-2029 (número de caso: CPC-

2022-2698-GPA). La agenda para la reunión del CPC y el informe del personal sobre el proyecto estarán disponibles por lo menos 72 horas antes de la reunión en este sitio: planning4la.org/hearings.

Debido al virus COVID-19, esta audiencia pública se llevará a cabo completamente por telefonicamente por Zoom (<https://zoom.us/>) y facilitará comentarios públicos remotos.

Elemento de Vivienda audiencia pública
Jueves 19 de Mayo de 2022, después de las 8:30 am

Haga clic aquí

Marque el numero de la reunion (Meeting ID en inglés) 839 3403 7344 y la contraseña (Passcode en inglés) 122926
Por Teléfono marque: +1 213 338 8477 o +1 669 900 9128

La Audiencia Pública es una oportunidad formal que permite comentarios públicos sobre las enmiendas propuestas al Elemento de Vivienda. En lugar de asistir a la Audiencia Pública, puede enviar sus comentarios al CPC vía correo electrónico (CPC@lacity.org) o por escrito antes o durante la reunión. Por favor incluya el número de caso (CPC-2022-2698-GPA) con su comentario antes de enviarlo.

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Wed, May 11, 2022 at 10:40 AM

Hello,

Thank you for sharing your thoughts on the proposed targeted amendments to the adopted 2021-2029 Housing Element. Your comment has been received and will be added to the case file, and will be considered in the development of the Staff Report that will be prepared for consideration by the City Planning Commission.

For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

Regards,
The Housing Element Team

Housing Element Staff
Los Angeles City Planning



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[Quoted text hidden]



Housing Element <housingelement@lacity.org>

Public Hearing General Comment; May, 19, 2022 (Los Angeles Housing Element amendments)

2 messages

T <tie.ryder@gmail.com>

Fri, May 6, 2022 at 8:28 PM

To: Planning CPC <CPC@lacity.org>, HousingElement@lacity.org

Cc: HousingElements@hcd.ca.gov, housingelement@beverlyhills.org, Housing Update <housingupdate@smgov.net>, housing@planning.lacounty.gov, council@smgov.net, firstdistrict@bos.lacounty.gov, sheila@bos.lacounty.gov, hollyjmitchell@bos.lacounty.gov, fourthdistrict@bos.lacounty.gov, kathryn@bos.lacounty.gov, durbina@bos.lacounty.gov, rsimon@bos.lacounty.gov, igracian@bos.lacounty.gov, isulic@bos.lacounty.gov, tcash@bos.lacounty.gov, endhomelessnessnowla@gmail.com, contactCD4@lacity.org, paul.krekorian@lacity.org, Councilmember Bonin <councilmember.bonin@lacity.org>, councilmember.ofarrell@lacity.org, councilmember.kevindeleon@lacity.org, councilmember.price@lacity.org, Councilmember.Blumenfield@lacity.org, councilmember.harris-dawson@lacity.org, councilmember.rodriguez@lacity.org, councilmember.buscaino@lacity.org, Mar Vista Voice <marvistavoiced@gmail.com>, westsideforeveryone@gmail.com, Wayne Liebman <wayne.liebman@gmail.com>, Andrew Lewis <adlewis1606@gmail.com>, Leonora <leonorasc@gmail.com>, Mike Draskovic <md@michaeldraskovic.com>, tom@lademocracynvouchers.org, thhheohenderson@gmail.com, planning.media@lacity.org, "planning.TheWestside@LACity.org" <planning.thewestside@lacity.org>, Livable Communities Initiative <livablecommunitiesla@gmail.com>, Lindsay <Lindsay.sturman@gmail.com>, Haley Feng <haley@abundanthousingla.org>, Hailey Reyna <Hreyna22@windwardschool.org>

Hello,

First, Thank You to the LA City planning team for the work that you all are doing. I have a general comment regarding the updates and I want to start by saying that we have a county-wide housing crisis and that we need to address that matter as such. Thus far, LA City is one of the main planning teams in Los Angeles County proving that they want to provide a compliant housing element and that they are actually working to further fair housing. Other cities in Los Angeles county are actually hiring consultants to NOT submit compliant housing elements & they are trying to find ways to NOT build housing! #ILLEGAL

I believe that the LA team will need more support in rezoning from the state, specifically in capturing PUBLIC land from localities abusing their positions like Santa Monica City, Beverly Hills, and many others. We have plenty of public land across Los Angeles county that can be used for some of the outlined social housing models like CLTs, co-ops, and community-owned PS, affordable, & market-rate rental housing. There are many progressive advocates in Los Angeles that are ready to begin implementing a solid social housing policy today. We cannot rely solely on privately-owned housing, the class that is primarily being displaced (Blue-collar workers & residents with low to no income), need to be able to hold their own cards in the housing game. The "affordable threshold" continues to get higher and higher and it's true that, when we build more housing, rent should go down but even then, it still likely won't go down enough for some blue-collar workers & other residents with limited incomes (disabilities, students, retirees, etc).

I want to remind you what city we are in, we are in Los Angeles where the AirBnb market is BOOMING. There is currently not enough accountability/enforcement within

the private housing market which is currently lending MANY of their units for AirBnb/Short term usage (establish a rental registry please). I want to kindly remind you that we are in a city where some ppl can afford to pay \$5,000-\$10,000 a month for rent but many essential workers, college students, retirees, & others cannot afford to pay that much. In my opinion, for community-owned affordable rental housing, the "affordable rent" price needs to be based on the average of the blue-collar essential worker class. It's not fair to include the high earners in that average. With community-owned housing, we can set an affordable market-rate price that will be cheaper than privately-owned market-rate rental housing but the average we set should be based on that class's total average. Once residents are housed in community-owned housing, let's go ahead and rent stabilize them to avoid displacement. I hope that made sense!

Attached, you will find a proposal for mixed-income housing, both rent & homeownership, for the incorrectly zoned Santa Monica airport. I was in the Venice/Santa Monica area today and strangely, the small airplanes leaving the "Santa Monica airport" were only flying low & circling over the Venice community. The small plane owners avoided flying over the Santa Monica residents so not to disturb them by causing noise & fuel pollution. If the state supports LA City, LA City can sue the FAA & SM City to win back over the airport that actually belongs to Venice & Mar Vista residents as much as it does Santa Monica residents. This should be a pretty easy win because 1. Santa Monica's measure LC likely violates the state's "Surplus land Act" and Article 34 isn't relevant because the development isn't for low-income housing but for mixed-income. The incorrectly zoned airport along with penmar golf course will allow for a beautiful community-owned housing development that is surrounded by a large park/rec center/hospital. I've talked to many students at SMC that are in need of housing, we need to deliver on that for them!

Thank You again to the Los Angeles City planning team! I'm looking forward to furthering fair housing & ending the housing crisis. I believe that your team can lead by example because the truth is, we have a state-wide crisis and we need all jurisdictions to do their part to eradicate poverty & to provide stable safe, clean, and affordable housing. "A Right to Housing" already exists under international law (Thank You to the person CC'd on this email for letting me know that)!

I'd recommend establishing a trust fund account for community-owned housing to maintain the quality of the community. I know the NIMBYS & some of our elected officials are going to do everything that they can to drop all of us off in the desert, but we can't allow that! This land belongs to all of us so says the Lord! NIMBYS can keep their SFH's if they want, but they do not own all the land around the SFH.

--

Best,
Tieira

<https://htwws.org/santamonicaairport/>



Walkable, bike-friendly communities that are affordable are the right of every single human being. These communities are great for humanity, other species, and the Earth itself! Everything in the HUE-MANS life does NOT need to be a drive away.

5 attachments



FailedPromiseReparationsADOS.jpg
84K



HousingType111.jpg
247K



HOME.jpg
137K

SocialHousingAuthority.TieiraRyder.4-25-22.pdf
846K

PenmarGolfCourse+SMAirportproposal.TieiraRyder.pdf
3421K

Housing Element <housingelement@lacity.org>
To: T <tie.ryder@gmail.com>

Wed, May 11, 2022 at 9:57 AM

Hello,

Thank you for sharing your thoughts on the proposed targeted amendments to the adopted 2021-2029 Housing Element. Your comment has been received and will be added to the case file, and will be considered in the development of the Staff Report that will be prepared for consideration by the City Planning Commission.

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Regards,
The Housing Element Team

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[Quoted text hidden]

REPEAL ARTICLE 34 in the CA state constitution; USE public land for PUBLIC GOOD, end systematic housing violence & displacement. Article 34 of the CA constitution reads; “No low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city, town or county, as the case may be..”

Localities that have been abusing their positions and segregating cities by race & class should not decide what happens to public land. Workers that commute into cities also have the right to decide what happens to public land, retirees, college students, and many others also have that right!

“Heidi Marston resigns from LASHA, citing difficulties in fulfilling LAHSA's mission without **“fundamental shifts”**. In her resignation letter, Marston elaborates:

“Power and funding alone control homelessness. But in our current system, organizations like the one I lead, the Los Angeles Homeless Services Authority (LAHSA), are not given control over regulatory or policy decisions, service providers remain underfunded, and dedicated front-line employees of non-profit organizations and government entities are hamstrung by rules, red tape, and bureaucracy. Marston also points to low wages, high rents, restrictive zoning laws, and other “shadow monsters” we must tackle in order to end homelessness.”

<https://medium.com/@hmarston2/the-homelessness-crisis-a-monster-of-our-own-making-be5975399ce1>

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)



Structural Governance of the Social Housing Authority

The State Housing Authority - **HCD** will oversee



The Social Housing Authority; Community-led development of PS, affordable, & market-rate housing: Social Housing Agencies in each county in CA (ONE SOCIAL HOUSING AGENCY with selected progressive civil peers (community advocates) assigned to offices in each part of the county (likely NSEW & Mid-City, TBD); a group of progressive housing civil peers that implements & develops new community-owned affordable, market-rate, and PS rental housing on publicly owned land throughout LA County. Communities are well put together, mostly in walkable, pedestrian/bike-friendly built communities. The agency as a collective whole will capture vacancy numbers (parking lots, buildings (privately & publicly owned), to determine ownership/best use for vacant spaces.

The Social Housing Authority will override city councils in localities to partner directly with County BOS, and HCD to **collect funding meant for homeless/housing**

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

spending, money goes into ONE TRUST account that must provide RECEIPTS of where/how much money is spent on specific projects.

Agency works with HUD to implement new guidelines for affordable homeownership for the blue-collar working class. Agency maintains ONE website/database that has a list of AVAILABLE community-owned affordable, market-rate, and PS rental housing. List of AVAILABLE affordable & market-rate homeownership opportunities.

Affordable housing waitlist for rental housing should be no longer than 6 months, 6 months is actually too long but should not exceed that. The social housing agency is focused on public safety, public safety means safety from heavy traffic violence and climate arson. This means the social housing team works to build communities that are walkable, bike, and pedestrian-friendly. Communities that have access to green space. **Communities that aren't being heavily polluted by LAPD helicopter pilots (noise & fuel pollution linked to dementia, linked to cancer)**. Cars belong on the outside of multi-family communities, not within. Cars are occupying too much land space! Humans need land to live on, we shouldn't NEED to drive everywhere. Create when possible 15-20 minute cities/small communities.



The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)



Social Agency is primarily focused on the development of community-owned housing. However, the agency will be divided into 3 primary teams; PSH, affordable & market-rate rentals, affordable & market-rate homeownership;

Permanent Supportive Housing- PSH for residents in need of wraparound services. Services could be needed short or long-term depending on the person. This team is focused on securing housing for residents with low-to-no income, chronically homeless, FOSTER youth (up to age 24), disabilities etc. This team doesn't provide the services it connects other agencies & non-profits to PS housing.

This team maintains a database of PSH units that are available and works to revamp/remodel the broken shelter housing system to turn them into PSH.

Again, ONE social service housing website for residents with varying needs.

Foster Youth: safe and clean group homes that provide guidance & structure to youth/young adults up to the age of 24.

REVAMP the broken Foster System; guidance comes from social workers that are based out of the revamped DPSS, non-profits, grassroots teams, etc.).

PSH shouldn't feel carceral (jail-prison like).

The Social Housing Authority

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Supportive services are wraparound services in QUALITY family planning, STI/STD prevention/protection, mental, behavioral, & rehabilitation healthcare, etc, etc.

Introduce UBI, money that should come from another trust account will not come from the housing trust fund. UBI for foster youth, and adult residents not working or below the poverty line. UBI up to \$1000 a month for completed work/ treatment assignments.

For displaced youth; completed schooling/work/etc. Standard UBI (no work /treatment assignments required) \$300-\$500.

Repeating; services are provided by A REVAMPED DPSS, by grassroots and non-profit teams, etc. Agency will provide a civil peer court system; will also be for any potential cases of alleged abuse happening from workers but all workers must have ongoing training, schooling, and teachings in proper behavior when interacting with residents in PSH communities, especially foster youth! Service teams should meet every few months to go over what is and what is not working, the social housing agency does not provide the service, they are simply making available the housing needed for the residents in need of PSH, possibly in need of long term care, healing, community.

The PSH Social Housing Team works with the DPSS to secure safe parking/dwelling zones within the county until PSH becomes available. All non-profit groups/service teams need to be an extension of this department (LASHA, DPSS, Grassroot teams, etc., etc.) Service teams should be able to contact PSH social agency team to find PSH, Safe parking/dwelling, and/or to receive money for temporary hotel/room stays (FEMA MONEY should be used as the ONE trust account is mostly for development/maintenance/admin of community-owned housing. ONE TRUST per county social agency/authority).

The Social Housing Authority

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Community-Owned affordable & market-rate Housing; residents are self-sufficient, can pass a criminal background check likely just need assistance securing an affordable or market-rate unit. Will work with residents with a **prior eviction.** Community-owned affordable & market-rate rental housing that is always affordable. Rent shouldn't take more than 20-30% of a resident's total income after taxes. Establish an affordable rental market-rate price for the blue-collar working class. The affordable price should not be averaged with working-class/high income earners included in the calculation. Most workers, most jobs in LA County pay about \$40,000. What is the average wage for the blue-collar worker???

Community-owned, market-rate units will likely be much cheaper than privately owned market-rate.

All local city affordable housing authorities would be moved into the social agency/demolished. **There are too many moving parts of the housing programs/processes. We need ONE coordinated system with FUNCTIONING non-profits, social service teams an extension of the one agency. Social workers, field workers, and rehousing specialists should be able to utilize the agency/website to secure at a minimum safe parking/safe dwelling. Should be able to give food vouchers/stamps, etc. to those that need them.**

Again, the housing team is likely divided by local cities in the county, likely by NSEW & mid-city, TBD. Each of those divided teams will be divided into the 3 groups of; PSH, affordable & market-rate rentals, affordable & market-rate homeownership)

Public Safety- A civil peer board of housing (court) will be established to hear cases about any potential threats to public safety happening in Socially owned housing. The court will also hear about allegations of any abuse happening within the system and

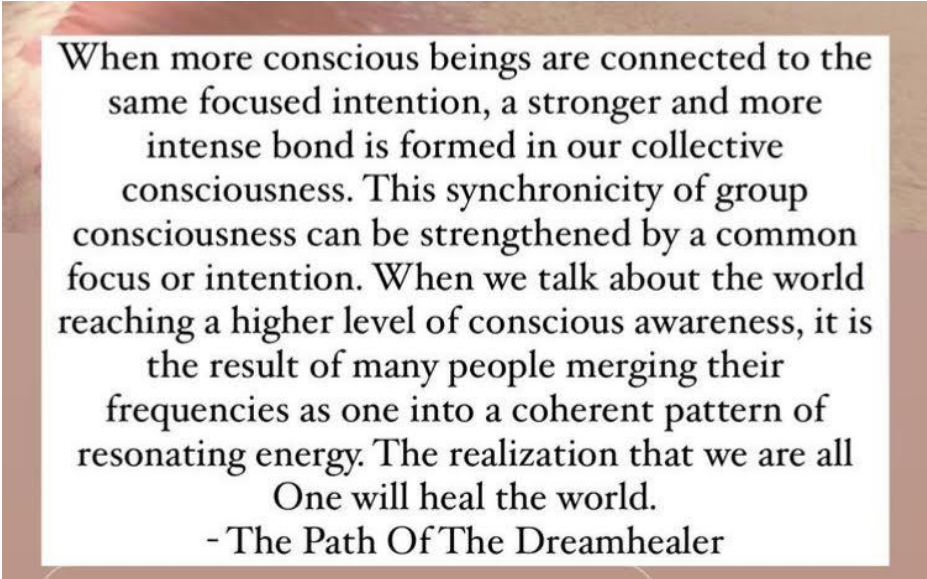
The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

correct the action. PSA on appropriate behavior will be provided to all residents/staff that are part of the social housing community.

The goal of the Social Housing agency is to prevent displacement but they will support “JUST-CAUSE” eviction for tenants posing a risk/threat to other tenants. No gang activity or violence WILL be tolerated, the community has a right to safety, if that safety is ever threatened, residents in the community have the right to evict!

Some PSH will be for residents in transition from jail/prison back into community living. Prevent ROOT CAUSE of problems that we are seeing in our community. Also, consider communities for disabled residents/ residents with special needs that may need long-term wraparound services. Consider partnership with community colleges for affordable housing for students/young adults up to age 24-25. Consider committed behavioral, mental, and rehabilitation health programs for residents with outstanding issues in above mentioned. Any committed programs should still be a place of healing, not further violence and trauma. Dismantle and rebuild existing programs in that area. Fix the problems at the ROOT, save the next generation and again, ongoing training, and schooling, for workers in this field. HIGHER pay for workers in these fields!



When more conscious beings are connected to the same focused intention, a stronger and more intense bond is formed in our collective consciousness. This synchronicity of group consciousness can be strengthened by a common focus or intention. When we talk about the world reaching a higher level of conscious awareness, it is the result of many people merging their frequencies as one into a coherent pattern of resonating energy. The realization that we are all One will heal the world.
- The Path Of The Dreamhealer

The Social Housing Authority

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The private housing market can always exist if it likes but residents shouldn't be forced to rely on it. There are residents whose families have been dealing with generational housing violence as it relates to race & class, they cannot rely on a privately owned market that has no accountability! Rent has gone up by over 65% within the last 10 years in LA County with no rebuttal for the blue-collar working class, retirees, residents of generational housing violence and displacement, college students, foster youth, and many many others.



Westside For Everyone @West... · 12h ...

From 1990 - 2020, the Black population in Venice decreased by 45%. (From 1960-1990 it was stable).

Stop the trend.

Data courtesy @PacificUrbanism
[#BlackHistoryMonth](#) 🍌 [#RedliningIn2022](#)

The Social Housing Authority

(created by Tiera Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)



Cory Doctorow @doctorow · 1d ...

He reminds us that the original meaning of "free market" was "a market free from rents," where unproductive creditors were not allowed to lay a private tax on productive manufacturers.

locusmag.com/2021/03/cory-d...

38/



locusmag.com
Cory Doctorow: Free Markets



Vaccinated Masked Pr... · 13h ...

We don't have to have a landlord/tenant model of housing. Let's start there.

80 1,334 7,775



Vaccinated Masked Pr... · 13h ...

This is another example of how European colonization operates to limit our imagination of what is possible in terms of how we exist as a human civilization. The whole model of landlords & tenants is an export of the European feudal system. We don't have to keep it.



Vaccinated Masked Pr... · 13h ...

Replying to @BreeNewsome

We're talking about a situation where white colonizers stole vast amounts of land they continue to occupy and charge us rental fees for. The origins & underlying structures of the system make it impossible for justice or fair access to exist.

The Social Housing Authority

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This social agency will have nothing to do with private housing developments but it can purchase private housing and it can assist with securing housing for residents in privately owned housing. The Social Agency will maintain a website of AVAILABLE community-owned affordable, market-rate, and PS rental housing units. Privately owned units can also be listed. <<< **WATCH CYBER FRAUD/SCAMS which is rampant on apartment rental websites.**

The social agency is being created to develop and implement new housing developments on vacant publicly owned land and remodels for publicly owned vacant buildings. **The agency cannot deny community-owned housing developments in any neighborhood in LA County, they are a county-wide team that implements new developments of community-owned PS, affordable, and market-rate housing in ALL CITIES in the county, this includes SANTA MONICA, BEVERLY HILLS, WEST HOLLYWOOD, MARINA DEL REY, PASADENA, DOWNEY, LONG BEACH, etc., etc., etc., ALL CITIES IN LA COUNTY! The intentional segregation as it relates to race & class MUST end, THE NIMBY violence MUST END!**

For community-owned affordable & market-rate housing, long-term residents of LA County should get priority with housing placements, focusing on getting workers closer to their jobs. It is imperative for the health of humans, the health of the Earth, and other species that we reduce drive times, and reduce pollution. Preventing displacement is IMPERATIVE. The team can prevent displacement by subsidizing rent for tenants in privately owned units and/or helping move them to community-owned affordable housing.

The Social Housing Authority

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Affordable homeownership- full proposal coming soon, introduce co-ops, CLT's, and resell requirements. The primary focus is blue-collar workers (affordable with resell requirements) and market-rate housing. Use money from market-rate sales to place into the ONE trust account. Insert grassroots team to help with restorative justice aspects of homeownership for residents impacted by systematic racial violence.



How do you think this story is going to end??????????

Short-term rentals- introduce tourism short-term stays, money goes into the ONE trust account.

Trust Account- One trust account that will be audited by city/state controllers. Money comes from HUD, Feds, State, Donations, & HHH. The annual state surplus budget must donate a portion into trust every year. The tourism industry should be donating a portion of total earnings into the trust. The cannabis industry should be donating a portion of money into the trust, should be redirecting money to communities impacted by the “pretend war on drugs” created by the U.S Gov’t. A small portion is for admin/resident manager fees (try to avoid outsourcing resident management to other companies, which could run up costs). The largest portion of the trust is for housing development/property maintenance.) **How much are CA taxpayers giving in federal dollars to other states using the money for social services (TBD).**

The Social Housing Authority

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Community-owned housing cannot be sold to corporations. If TOPA is introduced, keep under CLT (land lease) to allow tenants to purchase their units but prevent corporations from being able to purchase***?? (verify). Also, any money given to nonprofits to build affordable housing should mean that that housing cannot be sold to a corporation. How and why are some non-profits that received Gov't/Taxpayer money able to sell affordable buildings after a set number of years to private corporations?

Housing would go back to the social agency OR TOPA if the non-profit wanted to be released from oversight/responsibility. The Social Agency can buy privately owned property and resell it to private owners/corporations but NOT publicly owned land/housing, not rent nor ownership. Again, community-owned developments are going to be built with the community in mind, with green space, stores, hospitals, etc., sometimes worked/developed within the communities.

Social Housing Plans ready for implementation;

<https://htwws.org/santamonicaairport/>

(Author notes, not part of the proposal)

-Examine the years that ADOS (American descendants of Survivors paid federal taxes but were not able to utilize public service. Examine displacement and communities that were intentionally burned t the ground by supremacists. Request reimbursement/hold percent of federal/state taxes to heal communities.

-Tenancy in common is a form of co-ownership of property in which each party owns an undivided interest that passes to his or her heirs at death. The interest is undivided

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because each tenant has rights in the whole property. Although ownership is in common, tenants may have equal or unequal shares.

-Joint tenancy is the joint ownership of property by two or more co-owners in which each co-owner owns an undivided portion of the property. On the death of one of the joint tenants, their interest is automatically passed to surviving tenants.

-Real property- immovable property, a building, land, plants etc, (though buildings can actually be moved depending on).

-Just cause eviction in CLT - Community members causing violence when corrective action cannot be taken, not working. Racial violence & other forms of discrimination. Peer court will recommend rehabilitation programs when permitted to do so, severe cases could result in immediate evictions.

-Land on Earth belongs to all of humanity.

-Land has not been fairly distributed to residents impacted by systematic housing violence as it relates to race & class.

-The aim of the Surplus Land Act (the "Act"); is to increase the availability of real property in California for affordable housing development by requiring the prioritization of affordable housing when selling or leasing public lands no longer necessary for agency use.

-"Feb. 5, 1866: Thaddeus Stevens Proposes Land Distribution Amendment"
<https://www.zinnedproject.org/news/tdih/thaddeus-stevens-freedmens-bill/>

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-Foster City- examine the broken foster system, keeping families together whenever possible, family planning services, safe housing & family for youth that are not able to stay with their biological families.

To do;

-Write the state bar and include them on your housing emails. REQUIRE that the state bar authorize civil peers to oversee legal issues related to housing (LLP's).

-BLM the org must redirect funding into one trust that is overseen by a group of Black civil peers. Push money back into Black communities as direct UBI payment, as housing payments, treatment payments, crime & gang prevention, etc., etc.

-Email OMBW/Watch for grants (GS)

-Civilian Eminent Domain of Public Land; communities protected from Climate arson; Free market exists for those that want to be part of it.

-Establish Public Bank

-A PORTION of public land MUST remain PUBLICLY owned for use by the community.

-Agency divided into NSEW & Mid-City?!?! Civil Peer teams in NSEW & Mid-City ??

-If the BOS goes ROUGE, the social agency will partner with the state housing authority directly and override county BOS should they become non-compliant.

The Social Housing Authority

(created by Tieira Ryder; 4/25/22 <https://htwws.org/social-housing-ca/>)

-representcal.org, why a constitutional convention is necessary, and how the CA constitution allows localities to abuse their position, allows illegal segregation as it relates to race & class.

-Examine pre-built tiny home/ADU placements in well put together communities that are affordable & supportive. Sheds are not tiny homes. Some residents already own tiny homes or they want to, can support themselves but need land. Communities likely could be supported in the valley.



HOW THE WEST WAS SAVED

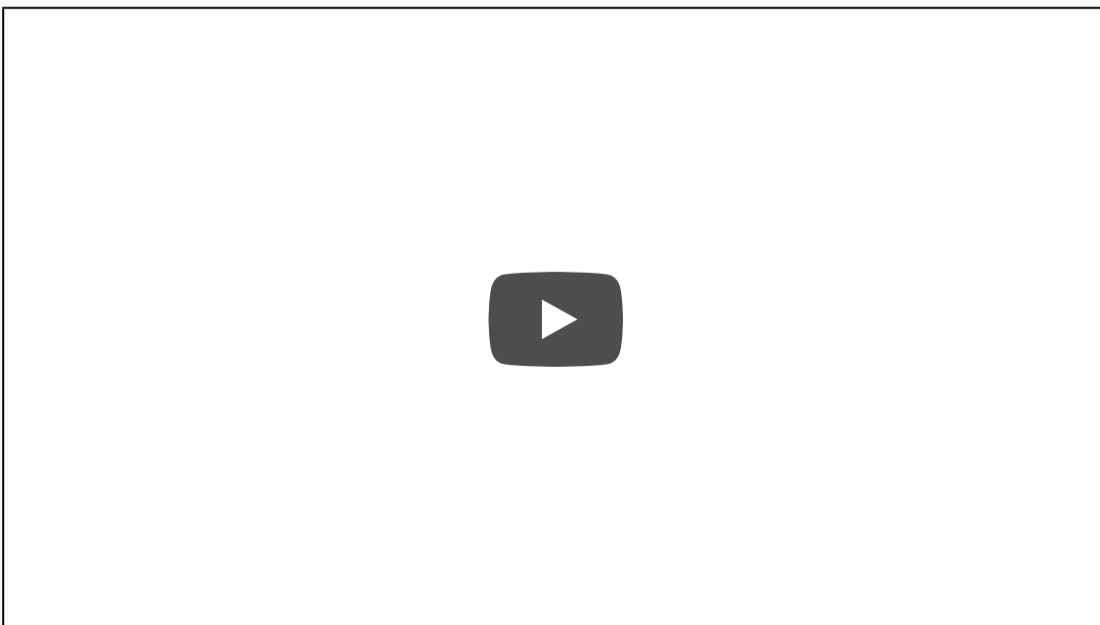
"In the future when it's asked how the west was saved, the story will be that the people of the west saved themselves from ongoing systematic violence"

THE PROGRESSIVE SPACE ▾

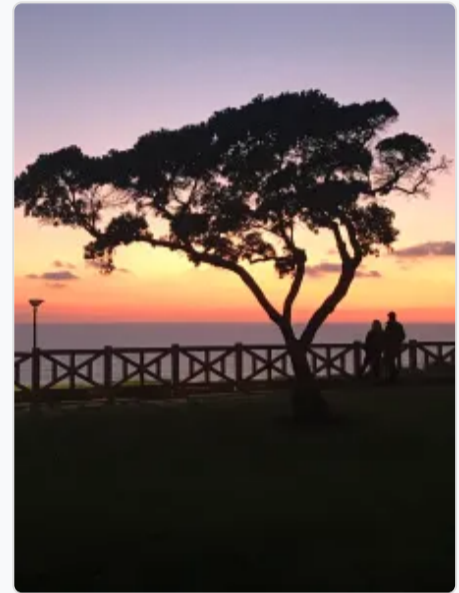
When The Santa Monica Airport Closes...



By Bear Writer On 05/30/2021



Update: A Letter from HCD (Department of Housing & Community development) to Santa Monica City's planning team regarding the upcoming housing element. How The West Was Saved (Tieira R.),



Our current direction is not left or right, but forward towards progress.

How The West Was Saved is an open space for discussions on progressive solutions to the Western world. Our team is currently focused on solutions to affordable housing in the Greater Los Angeles area. We are committed to progress, we are committed to change for the betterment of everyone in society.

Follow Us



**Petition:
Close the
incorrectly
zoned Santa
Monica
airport and
build housing**

along with some other wonderful housing advocates were mentioned as consideration for the comments that HCD gave to Santa Monica regarding a compliant housing element. Thank You HCD for rejecting Santa Monica’s non-compliant housing element, we must hold cities accountable for housing production so that residents can finally have the housing that they are owed!

<https://www.smgov.net/>

Taras Grescoe 🌞
@grescoe

“I’ve been living my life wrong.”
—literally everyone in North America.



6:23 AM · Aug 30, 2021

1.4K Reply Share

[Read 26 replies](#)

*When the incorrectly zoned **Santa Monica airport** closes, a closure that should be happening in this upcoming housing element cycle (2021-2022), a **walkable community that includes majority affordable housing should be developed.** The location is perfect for a community-owned, walkable/bike-friendly residential neighborhood that includes a variety of housing types for working-class residents on the westside, students, seniors, those living with disabilities, and many others in need of affordable housing.*



(Author does not own the rights to all of the photos attached, via social media. All rights reserved to original owners)

Target: To The CA State Attorney General Rob Bonta & To The California Housing Authority (HCD)

SIGN THIS PETITION

Welcome back, Tiera!
Not Tiera? [Click here.](#)

Comments

ADD YOUR NAME

Opt in to email updates from Tiera Ryder

Action by: Tiera Ryder



CONTACT HTWWS

Your name

Your email

Subject

Your message (optional)

Submit



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To be clear, this community would include **both community-owned rental and homeownership options**. This pro-housing advocacy effort should be led by a housing advocate that understands the needs of the local community, someone that likely falls within the working class and has the best interest of the local community in mind. **When it comes to renting, rent should never exceed 20-30% of a resident's total income after taxes. Please keep in mind, the average worker in LA makes about \$39,000 a year, this rental housing would be catered to those workers but the community itself would be mixed-income meaning it would also include market-rate units (still cheaper usually than private market-rate housing).** Along with market-rate rentals & homeownership opportunities, business placements would be considered throughout the community.

Housing proposal for the Santa Monica airport

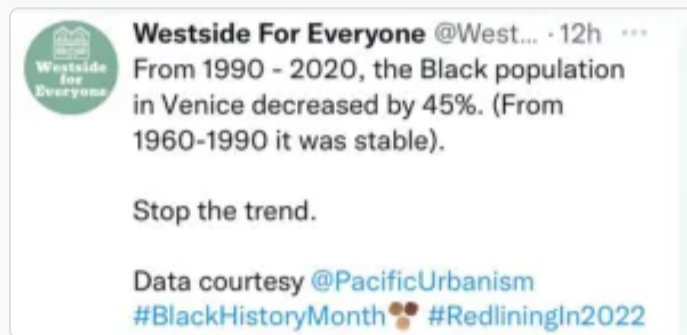
(Please note that Penmar golf course is also being requested for this project.

*The exact community plans would need to be confirmed & this is just a proposed housing plan for the vacant land space. The proposal **was created by Tieira R.**)*

Affordable Homeownership;

1. Affordable, reasonably priced homeownership for working-class residents, priority for long-term residents living or working in the Santa Monica, Venice, & Mar Vista zip codes.
2. **Consider a set number of market-rate “for-sale” homes.**
3. A variety of home types should be considered for development but especially multi-family housing such as plexes, condos, townhomes, and apartments. Consider co-op ownership.
4. **Priority consideration should also go to first-time homeowners in LA County**, my recommendation is residents that have lived/worked at least 10 years in LA County.
5. **Priority** consideration for historically displaced residents from supposed marginalized communities. Consider a 30-40% “right to return”, “right to housing” for ADOS families (**African descendants of Survivors**), & for other residents impacted by systematic housing violence. (Google the history of displaced Black families in Santa Monica, Venice, and/or Manhattan Beach if you need more info.)
6. The **millennial** generation should also receive a percentage of priority consideration, they currently own a measly 18% of the homes in Los Angeles. **“Equity is defined as “the state, quality or ideal of being just, impartial and fair.” The concept of equity is synonymous with fairness and justice.”**

7. At no time would a small or large equity firm be granted permission to purchase a home within the community nor would an option be granted to purchase the community as a whole.
8. My recommendation on income qualifications for residents that are first-time buyers is; working-class residents making between \$30,000-\$130,000.
9. If potential owners require financing, ownership could be subject to credit union or bank approval. Consider public, city-owned bank.
10. The actual cost of homes should match that of the actual average wage of what most working-class residents make. There would likely be re-sell requirements as affordability would be protected by a trust.



Affordable Rental Housing;

1. Community-owned rental housing in mixed-income developments.
2. The recommended height for apartment buildings is 6-7 stories.
3. Set an “affordable rental rate” based on what the average person from the working class makes. At this moment, most workers in LA make about \$39,000 a year. Affordability is usually priced for residents in the \$17,000-\$70,000 range.
4. **Community-owned market-rate rentals** to be included, most likely still cheaper than the private market-rate rental housing.
5. No income restrictions once residents are housed.
<https://www.nhlp.org/resources/lihtc-admissions-rents-grievance-procedures/>
6. Reserve a portion of the housing for limited to no-income residents. Consider the following; subsidize with HUD and/or new digital voucher program; subsidize low to no income residents with market-rate apartment & business rentals; consider HCID/HACLA westside chapter. Social services for housing, food, and health care should be ONE efficient program.
7. Affordable bachelors, studios, 1, 2, and 3 bedrooms.
8. As with affordable homeownership, the rental units & placements would be for various types of community members but especially keeping in mind our core working class which includes the essential workforce, students, seniors, veterans, those living with disabilities, etc. etc.
9. Student apartments would be bachelor-sized apartments with smaller fridges and MUST have a kitchen area sink and a small area to put a hot plate (or something similar) so they can cook if needed. (Similar to this <https://urbanize.city/la/post/micro-unit-apartment-building>)

More info on the proposed community as a whole;

1. priority consideration for business placements within the community.
2. Open park space, recreation center within the walkable community. Cars can exist on the outside of the community, not within.
3. Consider the possible need to build new schools.
4. Consider a quality westside public transit system especially for college students between SMC and/or UCLA. (cut down on car traffic congestion because students wouldn't need to drive)
5. College student housing should have its own small park area that has a WIFI and outdoor/indoor workspace for them.
6. Consider large home space for displaced minors within the community aka a "group home" to provide stability.
7. ***Request consideration for golf course closure(s) as well as other vacant land plots and buildings that have potential use for affordable housing that is community-owned and suits apartments, condos, townhomes, small and/or tiny homes for locals.*** Request more interim housing and healthcare sites on the westside for residents with long-term behavioral health needs.

The overall progressive housing goal is to adopt a similar social housing policy for each city in California (all of the U.S) with pro-housing community advocates from said cities leading the efforts. The private market can obviously always exist but it can't compete against itself, forcing residents to beg for housing that is priced much higher than most can afford. That doesn't sound like freedom to me!

California's Housing Crisis

The current CA housing crisis is literally wiping out and pushing the blue-collar working class, students, senior citizens, and many other residents into poverty! In the last 10 years, rent has gone up well over **65%** in the city of Los Angeles, in that same amount of time the number of unhoused residents increased by at least **50%**! There are currently **60,000+** **unhoused residents** in LA County and the median income can **no longer afford a rent-controlled studio in cities like Santa Monica!**

Fig 20 | Income Needed to Afford a Market-Rate Unit

No. of Bedrooms	HUD Affordability Factor	Household Size Factor	Without Vacancy Decontrol		With Vacancy Decontrol		
			Median MAR	Income Needed	Median MAR	Income Needed	Income Difference
0	0.3	0.7	\$837	\$47,257	\$1,670	\$95,429	\$48,173
1	0.5	0.8	\$938	\$46,900	\$2,104	\$105,300	\$58,300
2	0.8	0.9	\$1,190	\$52,889	\$2,799	\$121,733	\$68,844
3	0.9	1.0	\$1,513	\$60,520	\$3,539	\$141,560	\$81,040

Calculation: $MAR \times (.10 \text{ affordability factor}) \div (\text{household size adjustment factor}) \times 12 \text{ months} = \text{Income Needed}$.

Renters need to earn \$95,000 to afford rent-controlled studio in Santa Monica, new report says

A household earning the Los Angeles area's median income cannot afford a rent-controlled studio in Santa Monica, according to a new report from the city's Rent Control Board. By U.S. Department of Housing and Urban Development affordability standards, a family would need an income of at least \$95,429 to afford a studio, which is about ...


Continue reading

 Santa Monica Daily Press

1

It's time to return ownership to the residents of Los Angeles, our right to clean, safe, and affordable housing is being denied!

Side Notes:

 Have A Go  · 9h

Singapore is building a stunning 42,000-home "forest town" 🌳
Planners say the town has been designed with pedestrians 🚶 & 🚲 in mind. One of the town's five residential districts, known as the Plantation District, will offer #communityfarming. 🍎 🥕 🍅 via @CNNStyle #Singapore

[Show this thread](#)



Walkable communities are essential

<https://planning.lacity.org/plans-policies/housing-element> (LA City Housing Element)

What is a community land trust?

“Starting at about \$600 per month for a studio, rents in the Los Angeles Eco-Village are less than half the price of some comparable apartments nearby, and prices aren’t raised unless community members agree to it. That’s possible because the land beneath the co-op is owned by the Beverly/Vermont Community Land Trust, which has pledged to make the land permanently affordable regardless of rising housing prices.”

<https://laist.com/2021/02/02/community-land-trusts-los-angeles-affordable.php>

An email from the Santa Monica planning team regarding use of the airport in this upcoming housing element

*“Hi , Thanks for sharing your proposal and thoughts for the airport. Please note that since the airport is slated to close at the end of 2028 and conversion to **any other use would take time, the airport is not realistically being considered in the planning for the 6th cycle Housing Element Update (October 2021 – July 2029). It will most certainly be a consideration in the following housing element cycle (beyond 2029).** However, to get to that point, there will need to be a public process around the future of the airport given the significant community interest and varying views on its future use so I hope you will continue on to be engaged in that separate effort.”*



Quotes from an LA Times article regarding the Santa Monica airport

“The opening of a the 227-acre site on the Westside — in close proximity to jobs, good schools and transit — is a once-in-a-generation opportunity. Housing has to be a part of the equation. “Since the 1980s, Santa Monica has approved the construction of millions of square feet of office space, transforming it into a hub for both the tech and entertainment industries, with a daytime population that swells by more than 150,000 people. But this explosive job growth has not been accompanied by a proportional increase in housing units.” “Santa Monica’s estimated population of 92,478 residents in 2019 was only a blip above what it was in 1970, when 88,289 people called the city home. This growing imbalance between jobs and housing has created a massive influx of daily commuters into Santa Monica (even well-compensated tech employees) who either can’t find or can’t afford housing near these job centers. Meanwhile, population in neighboring jurisdictions has swelled, displacing lower-income residents. The result is more and more commuters crowding the freeways from increasingly distant parts of Southern California.”

[The plan to turn Santa Monica Airport into a park is irresponsible.](#)
[The Westside needs housing](#)



Housing Element <housingelement@lacity.org>

HOUSING ELEMENT AMENDMENTS

2 messages

jane.demian1@gmail.com <jane.demian1@gmail.com>

Sat, Apr 23, 2022 at 9:17 AM

To: housingelement@lacity.org

Cc: jane.demian1@gmail.com

Hello. I have been following housing options for low income tenants and the unhoused for awhile now....and I come away from the most recent Housing Element exercise with the same conclusion...there isn't enough funding from the Feds, the State, the County or the City to provide the thousands of units of ACTUAL low income permanent housing (AMI 60% and 30% and below) that is needed in LA City and County, and the continuous maintenance of those units.

So the emphasis on Furthering Fair Housing is a good start, but until a continuous funding stream is created at the State level which then gets distributed to counties for low income housing, unopposed by community groups, with resources for maintenance to avoid the habitability, slum-like conditions we hear about from tenants living in certain corporate-owned developments, we will continue to see the results which are poor people living in tents on our streets.

As I've said before many times, we don't have a housing shortage, we have a housing affordability crisis which will not improve until more low income units are developed and built, or existing buildings are converted through adaptive re-use, especially in large metropolitan areas, geared toward low income individuals.

Jane Demian

Member Advisory Task Force of the Housing Element 2021-2029

Housing Element <housingelement@lacity.org>

Tue, Apr 26, 2022 at 11:19 AM

To: jane.demian1@gmail.com

Hello,

Thank you for sharing your thoughts on the proposed targeted amendments to the adopted 2021-2029 Housing Element. Your comment has been received and will be added to the case file, and will be considered in the development of the Staff Report that will be prepared for consideration by the City Planning Commission.

For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

Regards,

The Housing Element Team

Housing Element Staff
Los Angeles City Planning

200 N. Spring St., Room 750

Los Angeles, CA. 90012

Planning4LA.org

T: (213) 978-1302



For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

Housing Element Staff
Los Angeles City Planning



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[Quoted text hidden]



Housing Element <housingelement@lacity.org>

Hi ...from pb...4/22/2022: Targeted Amendments to City of Los Angeles 6th Cycle Housing Element Update (2021-2029)

2 messages

pbparlor@juno.com <pbparlor@juno.com>
To: housingelement@lacity.org

Fri, Apr 22, 2022 at 12:40 PM

AFFORDABLE housing & housing for the HOMELESS...is LONG OVER DUE ! there are MANY VACANT BUILDINGS in LA area that could be used for this.... STOP BUILDING LUXURY \$\$\$....

----- Original Message -----

From: Los Angeles City Planning <housingelement@lacity.org>

To: pbparlor@juno.com

Subject: Targeted Amendments to City of Los Angeles 6th Cycle Housing Element Update (2021-2029)

Date: Thu, 21 Apr 2022 17:23:29 -0400 (EDT)



Para español siga hacia abajo.

Dear interested parties,

On November 24, 2021, the Los Angeles City Council adopted the [2021-2029 Housing Element](#). The City Planning and Housing Departments are proud to have worked collectively with stakeholders to create a bold Housing Element for Los Angeles centered on a commitment to expand housing opportunities for all Angelenos.

On February 22, 2022 the City received a [letter](#) from the California Department of Housing and Community Development (HCD) stating that additional revisions were needed to the Housing Element's programs to ensure compliance with new Affirmatively Furthering Fair Housing (AFFH) requirements in state law.

The City has been actively collaborating with HCD and responding to the guidance, directions, and technical assistance provided by HCD over the past two months to bring the City's Housing Element into full compliance.

A draft of the proposed narrow set of targeted amendments is now available for public comment. This [document](#) contains a listing of amendments and additions to programs in Chapter 6 to clarify metrics, milestones, and strategies to affirmatively further fair housing, as well as expand place-based programs to encourage community revitalization. Programs which were not revised are available in Chapter 6 of the [adopted Housing Element](#). With these modifications, the City believes that the Housing Element is in full compliance with all State Housing Element Law requirements and hopes to proceed with adoption later this spring.

The Department welcomes comments and feedback on the proposed targeted amendments, which may be provided to housingelement@lacity.org prior to April 27, 2022. Following that date, comments should be directed to cpc@lacity.org. Information regarding an upcoming Public Hearing will be provided in a future update. You can learn more about the effort and sign up to get involved at planning4la.org/Plan2HouseLA.

Estimados Interesados,

El 24 de noviembre de 2021, el Consejo de la Ciudad de Los Ángeles aprobó el [Elemento de Vivienda 2021-2029](#). Los Departamentos de Planeación (LACP por sus siglas en inglés) y de Vivienda de Los Ángeles (LAHD por sus siglas en inglés) están orgullosos de haber colaborado para crear un Elemento de Vivienda para Los Ángeles enfocado en el compromiso de ampliar las oportunidades de vivienda para todos los Angelinos.

El 22 de febrero de 2022, la Ciudad recibió [una carta \(en inglés\)](#) del Departamento de Vivienda y Desarrollo Comunitario de California (HCD por sus siglas en inglés) explicando que los programas del Elemento de Vivienda necesitan revisiones adicionales para asegurar el cumplimiento con los requisitos estatales de Afirmativamente Avanzar la Vivienda Justa (AFFH por sus siglas en inglés).

Durante los últimos dos meses, la Ciudad ha estado colaborando activamente con HCD y respondiendo a la orientación, direcciones, y asistencia técnica proporcionada por HCD para que el Elemento de Vivienda de la Ciudad sea completamente conforme.

Un borrador del conjunto limitado de enmiendas específicas propuestas (en inglés) ya está disponible para comentarios del público. Este [documento](#) contiene una lista de las enmiendas y adiciones a los programas del Capítulo 6 para clarificar los estándares de medida, hitos, y estrategias para afirmativamente avanzar la vivienda justa así como también expandir programas con enfoque local para promover la revitalización comunitaria. Los programas que no se modificaron están disponibles en el Capítulo 6 del [Elemento de Vivienda Adoptado](#). Con estas enmiendas, la Ciudad cree que el Elemento de Vivienda cumple completamente con los requisitos estatales de la ley del elemento de vivienda, y también espera continuar el proceso de adopción más tarde esta primavera.

El departamento está solicitando comentarios del público sobre las revisiones específicas propuestas, los cuales se pueden enviar antes del 27 de abril por correo electrónico a housingelement@lacity.org. Después de esta fecha los comentarios deben ser dirigidos a cpc@lacity.org. Detalles sobre la Audiencia Pública estarán disponibles próximamente.

Usted puede aprender más sobre este esfuerzo y registrarse para recibir información aquí: planning4la.org/Plan2HouseLA (en inglés) y [contacto](#).

LOS ANGELES CITY PLANNING

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Los Angeles City Planning | [200 N. Spring St](#), Room 525, Los Angeles, CA 90012

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Sent by housingelement@lacity.org powered by



Housing Element <housingelement@lacity.org>
To: "pbparlor@juno.com" <pbparlor@juno.com>

Tue, Apr 26, 2022 at 11:21 AM

Hello,

Thank you for sharing your thoughts on the proposed targeted amendments to the adopted 2021-2029 Housing Element. Your comment has been received and will be added to the case file, and will be considered in the development of the Staff Report that will be prepared for consideration by the City Planning Commission.

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Regards,
The Housing Element Team

Housing Element Staff
Los Angeles City Planning



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Housing Element <housingelement@lacity.org>

ACT-LA response to LA City Housing Element compliance

2 messages

Alfonso Directo Jr. <adirecto@act-la.org>
To: Housing Element <housingelement@lacity.org>

Fri, Mar 25, 2022 at 10:45 AM

Dear LA Department of City Planning,

Attached is the response letter from the Alliance for Community Transit - Los Angeles (ACT-LA) about the LA City Housing Element's compliance. Please review the letter and feel free to contact me if you have any questions.

Thank you,
Alfonso

--

Alfonso Directo Jr., PE (he/him/his)
Senior Advocacy Manager | Alliance for Community Transit - Los Angeles
cell: (949) 400-0818
website: www.act-la.org

Please note: We've moved our email addresses and website to act-la.org!

 **2022-03- ACT-LA Response to Housing Element Noncompliance.pdf**
84K

Housing Element <housingelement@lacity.org> Fri, Mar 25, 2022 at 12:06 PM
To: Cally Hardy <cally.hardy@lacity.org>, Maya Abood <maya.abood@lacity.org>, Matthew Glesne <matthew.glesne@lacity.org>, Blair Smith <blair.smith@lacity.org>, Betty Barberena <betty.barberena@lacity.org>, Wajiha Ibrahim <wajiha.ibrahim@lacity.org>, Denzel Henderson <denzel.henderson@lacity.org>, Jackie Cornejo <jackie.cornejo@lacity.org>, Marisol Romero <marisol.romero@lacity.org>, Joel Montano <joel.montano@lacity.org>, Nancy Twum-Akwaboah <nancy.twum@lacity.org>

FYI.

Housing Element Staff
Los Angeles City Planning



200 N. Spring St., Room 750
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For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

[Quoted text hidden]

 **2022-03- ACT-LA Response to Housing Element Noncompliance.pdf**
84K



March 25, 2022

LA Department of City Planning
Via email to HousingElement@lacity.org

CC: LA City Mayor Eric Garcetti, LA City Councilmembers, LAHD General Manager Ann Sewill, LADCP General Manager Vince Bertoni, Senior Planner Matt Glesne, California HCD Division of Housing Policy Development Staff Sohab Mehmood

Subject: City of Los Angeles 2021-29 Housing Element compliance

Dear Housing Element Team:

Rising rents, widespread tenant evictions and a lack of affordable housing have made Los Angeles the city with the worst housing and homelessness crisis in the country. As the City of Los Angeles's (City) 2021-29 Housing Element states, the City had a higher percentage of cost-burdened renter households (59%) in 2019 than any other major American city. About 32% of renters in the City are severely cost-burdened, meaning they spend over 50% of their income on rent. As families overspend on housing costs, they have less in their budget for health care, childcare, education, healthy food, savings and retirement, and other household costs.

Alliance for Community Transit - Los Angeles (ACT-LA) coalition members have reviewed the California Housing and Community Development's (HCD) letter, dated February 22, 2022, to the City of Los Angeles Department of Planning. We understand HCD is requiring the City to revise its Housing Element to meaningfully affirmatively further fair housing pursuant to State Housing Element law. Our coalition members, many of whom represent low income renters, agree with HCD that the City must clearly identify how its policies and programs will affirmatively further fair housing by revising the Housing Element to include additional metrics and measures that would enable public accountability. While we appreciate the City's efforts, which include a site inventory informed by a realistic development analysis and a stated intention to facilitate the development of 10,000 affordable housing units on public lands, we still have outstanding concerns on issues related to equity, racial justice, and affirmatively further fair housing. The City of Los Angeles, comprised of tens of thousands of unhoused residents and mostly renter households where over half of which are so unaffordable that they impose a cost burden on their inhabitants, must affirmatively further fair housing by stably housing all its residents and crafting housing programs that ensure equitable access to healthy affordable housing at the deepest affordability levels and that counteract a legacy of institutional racism in its planning and zoning policies, as well as economic and urban environmental segregation in the City.

In 2017, ACT-LA members worked with other community partners to suggest measures and metrics that we believe would affirmatively further fair housing (AFFH) in the City. Our coalition's and partner's work sought to prioritize anti-displacement and equitable development concerns in various communities. We shared our concerns and recommendations with City staff as part of [Council File #16-0647](#). In October 2017, the City of LA adopted the city's latest 2017-23 AFFH Plan, which contains metrics and measures that staff should integrate into the revised Housing Element. The Housing Element's AFFH Program 124 should be expanded to additionally report the status and remaining needs to fulfill the goals, metrics and measures shown in Section V of the City Council adopted [2017-23 AFFH Plan and Report](#) (starting on page 382). As part of the Housing Element's Rezoning Program 121 response to AFFH analysis, Program 121 should additionally be expanded to express an intention of the city to advance the goals, metrics, and measures shown in the [2017-23 AFFH Plan and Report](#) with the Rezoning Program 121.

[Chapter 1 of the Housing Element](#) reports that "the City has limited funding for the construction of Affordable Housing" and also reports an estimated funding need from 2019 of around \$15.8 billion yearly of which the City needs \$3.8 billion yearly from City funds (p.99). ACT-LA would also like to see the City utilize new funding sources for equitable built environment policies in Los Angeles that may not have existed or that may have existed but have not been historically used for built environment policies. We suggest a thorough audit of the Los Angeles Police Department and an equally thorough evaluation of the efficacy of their public safety efforts. The LAPD is responsible for a significant percentage of the City's budget, [far more than other cities in California](#). This money is unlikely to be well spent, as empirical studies show that [police are not good at solving crimes](#). On the contrary, empirical studies show that [investments in community nonprofits reduce crime](#). The discussion of policing and police funding has become highly emotional as proponents argue that policing deters crime, although this is not an established fact, and critics focus on police misconduct, rather than cost-effectiveness. An independent, impartial, and evidence-based audit of the LAPD and evaluation of the efficacy of spending public dollars on policing is in order. This is especially true as police budgets have not been cut as severely as other municipal departments during times of austerity and are more likely to contain unexamined inefficiencies and wasteful practices that rely on funds that could be put to better use. An overhaul of police practices could also [reduce legal payouts](#) by reducing the prevalence of police misconduct. We would expect police budget savings of 5-10% could be easily achieved, which would lead to tens, and potentially hundreds, of millions of dollars in additional funding for more cost effective programs that address various community's need for affordable housing and basic public services like bulky-item pick up, street lighting, and sidewalk repair.

While improvements to streets and infrastructure are crucial, the City should also ensure that the City's current low income inhabitants will not be displaced and thus not be able to stay and enjoy these public investments. One way to reduce displacement is to establish a right of return. Key elements include:

- I. Developments should not be approved if they ultimately reduce the number of rental units (see No Net Loss policy).

- II. HDLA should keep a list of tenants who are displaced due to a development and provide notice when new units in the development are being rented
- III. For every development where a tenant is displaced, including through a voluntary buyout agreement, those tenants shall have a right of first refusal to rent units in the new development.
- IV. Returning tenants should first be given the right to rent a physically comparable unit at their prior rent; effort should be made to offer units to tenants that are comparable in bedrooms, bathrooms, and square footage to their prior units.
- V. Returning tenants should be offered any covenanted affordable units in the development that they qualify for
- VI. If no qualifying affordable units are available, tenant should be offered a market rate unit
- VII. These practices should also be followed for new Transit Oriented Community developments in the area from which a tenant was displaced

Finally, throughout the development of the City's 2021-28 Housing Element, ACT-LA members have consistently provided feedback and comments to City staff on updates to the City's Housing Element. We have the remaining concern that the Rezone Program, as proposed to be implemented through the Community Plan updates, lacks details to describe how these programs will affirmatively further fair housing. As our coalition described in our 2020 and 2021 [comment letters](#), housing in LA is inextricably linked to natural environments that industries and transportation operations have polluted and exploited for at least the last century. The Housing Element should account for the cumulative impacts focused in Black and brown communities caused by harmful land uses such as warehouse expansions and neighborhood oil drilling by planning for safe and healthy housing that all residents can both afford. Housing Element goals to affirmatively further fair housing must prioritize plans for affordable and healthy residences, support tenant protections, and prevent displacement and gentrification, especially for vulnerable communities whose health have been impacted by long-standing environmental – air, soil and water – pollution. Land already owned by all public agencies within the City of LA should be prioritized and utilized to address the collective need for affordable housing, especially given both the City's deep need for affordable housing and potential housing development cost savings by utilizing public lands for affordable housing development. In order to affirmatively further fair housing starting this year, the City should prioritize the adoption of implementing city ordinance necessary to advance Housing Element Program 15: "Public Land for Affordable Housing" with priority to reduce homelessness and support people at risk of becoming homeless by building affordable housing.

As the City revises the Housing Element per HCD's February 22, 2022 letter, the City should consider both our coalition's AFFH recommendations from 2017 and the environmental justice concerns that we expressed in [our Housing Element comment letters](#) in 2020 and 2021. ACT-LA urges the City to incorporate metrics and measures in the City's Housing Element that lead to fair housing for LA residents in both the economic and environmental sense of fairness. We have appreciated the long-standing and constructive dialogue among ACT-LA members, City staff and Councilmembers. We look forward to reviewing future Housing Element revisions and working with the City to meaningfully and affirmatively further fair housing in Los Angeles.

ACT-LA Response to HCD's review of LA City's 2021-29 Housing Element
March 2022

Sincerely,

The Alliance for Community Transit - Los Angeles



Housing Element <housingelement@lacity.org>

Public Comment Re State Department of Housing Letter to LA City Planning

2 messages

Ron Bitzer <ronbitzer49@gmail.com>
To: matthew.glesne@lacity.org, housingelement@lacity.org
Cc: Sohab.Mehmood@hcd.ca.gov

Mon, Mar 14, 2022 at 12:00 PM

Dear Mr. Glesne,

My attached public comments provide specific examples of how the City of Los Angeles could (a) address new local revenue Program 20 goals and (b) community revitalization in park-starved neighborhoods by funding new parks. These issues were raised in a February 2022 letter to Mr. Vincent Bertoni by Mr. McDougall of the State Dept. of Housing and Community Development, and are timely matters for the City to address.

Thank you for your leadership in this regard. **Ron Bitzer, North Hollywood residents association (Laurel Grove).**

 **Emerging New Park Land Strategies in LA City.pdf**
5268K

Housing Element <housingelement@lacity.org>
To: Ron Bitzer <ronbitzer49@gmail.com>

Tue, Apr 26, 2022 at 1:22 PM

Hello,

Thank you for sharing your thoughts on the proposed targeted amendments to the adopted 2021-2029 Housing Element. Your comment has been received and will be added to the case file, and will be considered in the development of the Staff Report that will be prepared for consideration by the City Planning Commission.

For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

Regards,
The Housing Element Team

Housing Element Staff
Los Angeles City Planning



200 N. Spring St., Room 750
Los Angeles, CA. 90012
Planning4LA.org
T: (213) 978-1302



For more information on the Plan to HouseLA visit our [website](#), and/or join our [listserv](#) (if you have not already), in order to stay abreast of any Plan updates.

[Quoted text hidden]

Commentary on Emerging New Park Land Strategies in the City of Los Angeles — February 2022

By Ron Bitzer, North Hollywood Laurel Grove

L.A. City government shows preliminary signs of responding to park-starved neighborhoods in its planning for new parks and more trees — measures advocated by County and State funding (Measure A, Proposition 68) as well as by voters and academics.

The California Department of Housing and Community Development recently reviewed a City Housing Element plan two years in the making. It was reported that “L.A.’s plan doesn’t demonstrate that it has sufficient strategies to invest in new parks or economic development in poorer neighborhoods,” Los Angeles Times, February 25, 2022.

The City Housing Element 2021-29 report relied in part on an 13-year old City study; it repeated that “.. park and/or recreation systems have evolved with the market and population base over decades” Draft Environmental Impact Report, Citywide Housing Element 2021-2029, p. 4-13 & Community-Wide Parks Assessment, 2009.

Recent decades belie this observation. Between 1972 and 1998 --- a quarter of a century ---- the city purchased fewer than 1,000 acres for new park land. During this period the number of city residents increased 30% to 3.7 million. By 1998 LA ranked at the bottom of West coast cities in terms of parks, *Inside City Parks 2000*, Urban Land Institute, p. 7. Beginning in ‘78 the Prop 13 property tax revolt in California diminished the chance of reversing this trend.

The ‘21 Housing Element report further relied on this 13-year old study to explain the status quo, which flies in the face of local park equity issues and early signs of change (as outlined here).

Some of the challenges include the lack of available undeveloped land, cost of land acquisition and the ramifications of removing private land from the tax base,

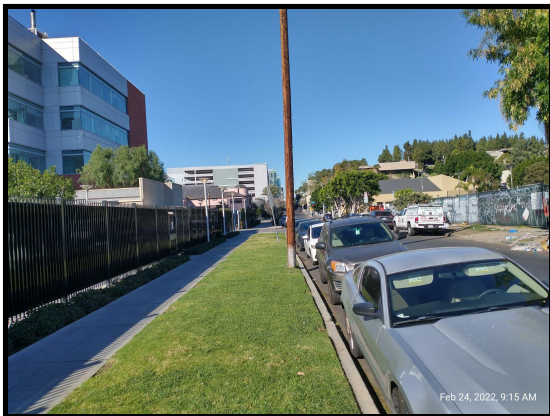
Community-Wide Parks Assessment, 2009, Draft Environmental Impact Report, Citywide Housing Element 2021-2029, p. 4-13.

Discriminatory factors that deny park equity and park access in Los Angeles are being superceded today inside and outside of City government. The following fact patterns either document improvements in park access or suggest them.

Planning for New Parks City Planning Imposes an Unprecedented Condition

Example #1: An August 2020 City Planning letter of determination allowing an eight story subdivision project to proceed (VTT-82564) included the following condition for final City approval of the 153 Hollywood residential units:

That the Project dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under LAMC 12.33, Department of City Planning, August 5, 2020, p.6.



4600 West Maubert Ave. Street View

The West Maubert Avenue Project was planned for a multi-story neighborhood in a “high density” area.



In recommending land dedication Recreation and Parks noted in Report 19-239, “land dedication for a new public park could be located ... onsite ... and would serve approximately 3,873 new, previously unserved residents within a half-mile (½) walking distance.”

Developer abandoned the 4629-51 Maubert Avenue Project in December 2021
Vacant Lots — A New Hollywood Park?

Example #2: A June 2021 City Planning letter of determination approved a Vesting Tentative Tract Map (VTT-82618-CN) for a subdivision of 12 lots at 623-671 South La Brea Ave. Prior to final City approval of the 121 dwelling unit project, City Planning now requires the following:

That the Project dedicate land to the City or provide a combination of land dedication and fee payment, in order to fulfill the Project's requirements under LAMC 12.33, Department of City Planning, June 8, 2021, p.C-2.



“... land dedication for a new public park could be located either on-site or off-site of the Project location And would serve approximately 6,109 new, previously unserved residents within a half-mile (½) walking distance,” Recreation and Parks Report 19-086, p. 7.

Street View of South La Brea Ave.
Just South of the Project location;
Future Purple Line Wilshire/La Brea Station

At Issue for City Planning: Developer Fee Payment vs. Developer Land Dedication

City Planning retained its authority under the 2016 Quimby Park Fee reform measure, Ordinance 184,505, to serve as the Advisory Agency in setting a Quimby Park Fee: (a) cash payment, (b) dedication of new park land / facilities or (c) some combination of (a) and (b), LAMC 12.33.

Prior to mid-2020 (see above) City Planning consistently opted for cash fee payment; annual park fee reports have not even included a column for land (2017-2021).

Example #3: A 2019 Subdivision Fact Pattern (2300 West Venice Blvd.)
A '19 City Planning decision to require land dedication for a 180 residential unit subdivision project was overturned by City Planning in favor of an In-Lieu Park Fee. This reversal followed a public hearing with representatives of the project.

City Planning “clarified” its condition by crossing out “That the Project dedicate land to the City, or provide a combination of land dedication and fee payment, in order to fulfill the Project’s requirements under provisions of LAMC 12.33,” and then stated with emphasis, “*That the Park Fee paid to the Department of Recreation and Parks be calculated as a subdivision (Quimby) fee based on the C2-2-CIPO Zone,*” Letter of Clarification, Department of City Planning, October 28, 2019, p. 3.

Planning for New Parks — Mayor’s Directive 31 “Achieving Park Equity” and the Department of Recreation and Parks

“Our City’s commitment to equity demands that the advantages of parkland and open space be made available to every resident regardless of zip code ...” p. 1, Mayor’s Directive 31, December 6, 2021.

Quimby Park Fee Inequities

The Quimby Park Fee program — jointly administered by Recreation and Parks and City Planning – is inherently biased in favor of certain zip codes as defined by City council district.

In preparation for the 6th Cycle of the City’s Housing Element plan for the State Department of Housing and Community Development, City Planning said, “... the City will consider improvements to the program that governs the manner in which Quimby funds can be administered within the City It is reasonable to assume that the more options the City has for the use of the Quimby fees the more it would be able to address impacts to parks.” Final Environmental Impact Report, October 2021
Citywide Housing Element 2021-2029 and Safety Element Update. P. 3-35.

L.A. government could revamp the current requirement for expenditure of Park Fee funds — assuming that managing the City by council district does not veto this reform.

There is a requirement for a “nexus” geographically (measured in miles)

between new dwelling units and expenditure of Park Fees generated by those units, LAMC 12.33 (E) (3). New units have historically been proposed and approved for wealthier communities in the City. For example, in FY 2021 CD#11 on the Westside had 3.8 times more Park Fees available than CD#14 in Boyle Heights (\$7.9 million vs. \$2.1 million (each Park Fee was \$100,000.00 or more).

A 2013 State law encouraged cities to move Quimby Park Fees to park-poor neighborhoods in order to "...create more equitable access to green space throughout the state.... and create healthier communities..." Senate amendments, AB 1359 by Assemblyperson Roger Hernandez, August 26, 2013 and California Government Code Section 66475 (a) (3) (B) (i) - (v).

Upon adoption by a jurisdiction, "... fees may be used for the purpose of developing new or rehabilitating existing park or recreational facilities in a neighborhood other than the neighborhood in which the subdivision for which fees were paid as a condition to the approval of a tentative map or a parcel map is located, if all of the following requirements are met," California Government Code Section 66475 (a) (3) (B).

Adding the 2013 State-approved allowance to the City ordinance would allow the expenditure of fees in carefully-defined neighborhoods (namely where park acreage was less than 3 acres per 1,000 residents) rather than in the neighborhoods from which fees were collected (where park acreage was more than 3 acres per 1,000 residents).

At Issue for Recreation and Parks: Management of the Quimby Park Fees (Collection of Cash Fee Payments, Early Meeting Notification)

Months or years elapse between the date of vesting of a tentative tract map for a residential project (thereby triggering a determination date for the fee amount payable to Recreation and Parks) and the date of final City approval of the tract map (Recreation and Parks interdepartmental memo having cleared this condition).

Documentation for twelve (12) larger subdivision projects (Attachment A-2) shows an alleged Quimby Park Fee discount of 25% to 50% for five of these projects. The calculation of fees was not reported on any of the public documents for these projects.

No dedication of land to satisfy Park Fees occurred during the time frame of this study, August 17, 2017 - June 30, 2021.

Dedication of new park land was clearly on the minds of proponents of a new municipal ordinance in 2016. The final fee reform states:

Early Consultation. Applicants shall meet with the Department of Recreation and Parks and Department of City Planning staff in advance of submitting a tract map application for a project of more than 50 units, LAMC Section 12.33 (D) (1).

The purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any. The Department of Recreation and Parks shall provide written verification of the consultation to the project applicant within ten(10) business days of the meeting, LAMC Section 12.33 (D) (1).

Written verification of this consultation shall be required before the Department of CityPlanning accepts an application for a tentative tract map, LAMC Section 12.33 (D) (1).

Noncompliance with the early consultation provision occurs frequently enough that Recreation and Parks tracks and reports information about such meetings. Most project applicants of larger residential projects comply with this Quinby reform. The larger the project, however, the more likely noncompliance becomes as reported to the Commission: 17-192, 18-145, 18-181,18-062, 18-064. 18-147, 18-021,18-063,19-021, 20-076, 20-123, 20-205, 21-012. 20-243, 20-244, 21-01

Planning for New Parks-- City Council's Appeal to Los Angeles Department of Water and Power, Attachment A-1

Two days after the Mayor's release of Directive 31 "Achieving Park Equity," a councilmember proposed that the City "... work with partner agencies to identify parcels in park-deficient areas for their development," CF 21-1467 dated December 8, 2021.

This motion moved, "... that the Los Angeles Department of Water and Power, in coordination with the Department of Recreation and Parks, be requested to

report to City Council with a plan to identify and convert appropriate LADWP property into passive recreation and open space in compliance with Executive Directive #31,” CF 21-1467 dated December 8, 2021.

Community review of this action is appropriate in view of past noncompliance by Recreation and Parks in the February 24, 2021, City Council request for a report of selected parcels owned by Recreation and Parks within 30 days, CF 21-0063.

ATTACHMENT A-2
IN-LIEU PARK FEE PAYMENTS
(Subdivision Cases in Which Actual Payment is Alleged to be Discounted 25% - 50% to Developer)

City Policy Regarding Park In-Lieu Fee Calculation: Fiscal Year of payment (not year of vesting of a tentative tract map) or “The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment...” Board Report 22-048, March 3, 2022, Department of Recreation and Parks, City of Los Angeles; LAMC 12.33 E6.

Collection Address	No. Units (Non-Exempt)	Per Unit Fee <u>Paid</u> & Payment Year	<u>City</u> Per Unit Fee	% Discount
(1)	(2)	(3)	(4)	(5)
11750-11750 W. Wilshire Blvd.	376	\$7,027.00 /FY19	\$12,607.00	44%
3321 S. La Cienega Blvd.	1,210	\$6,080.00/FY18	\$10,962.42	44%
10131 Constellation Blvd.	483	\$6,500.00/FY18	\$10,962.42	41%
12101 W. Olympic Blvd.	516	\$7224.00/FY20	\$12,998.00	44%
22055 Clarendon St.	318	\$6,089.00/FY17	\$ 8,122.50	25%
6314 de Longpre St./1335 N. Ivar	196	\$5,660.48/FY18	\$10,962.42	48%
631 S. Vermont Ave	250	\$6,080.00/FY18	\$10,962.42	45%
232 West 25th St.	296	\$7,027.00/FY20	\$12,998.00	46%
1800 West Bonnie Brae Blvd.	243	\$7,027.00/FY20	\$12,998.00	46%
1133 South Hope Ave.	208	\$9,158.00/FY19	\$12,607.00	27%
118-124 S. Astronaut / Ellison St.	77	\$6,300.00/FY19	\$12,607.00	50%
5929 West Sunset	299	\$7,027.00/FY19	\$12,607.00	44%

Attachment B-11

VTT-82168

Little Tokyo

118-124 . Astronaut Ellison / Onizuka St.

.

Recreation and Parks Fee Clearance and Commission Report (Attached)

March 1, 2019 Collected a Per Unit Fee of **\$6,500.00**

July 11, 2018 RAP Report Set a Per Unit Fee of **\$12,607.00**

APPROVED

6a

JUL 11 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-146

DATE July 11, 2018

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82168 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<u>CSD</u>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

M. Shue

General Manager

Approved X, Disapproved _____, Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82168 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

66

BOARD REPORT

PG. 4 NO. 18-146

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners' (Board) would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$12,607.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 77 units would be:

\$970,739 = \$12,607.00 x 77 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

4a

DATE: March 1, 2019
8
TO: David S. Weintraub, Senior City Planner; City Planning Department
201 N. Figueroa Street, 4th Floor; Los Angeles, CA 90012
FROM: Darryl Ford; Planning, Construction and Maintenance Branch
Department of Recreation and Parks (213) 202-2682
SUBJECT: RECREATION AND PARKS FEE CLEARANCE

The developer of Tentative Tract VTT-82168-CN is obligated to pay a fee of \$500,500.00 on 77 dwelling unit(s), site address, 118-124 South Astronaut Ellison S Onizuka Street in CD 14 as approved by the Department of Recreation and Parks on 2/26/19 all in accordance with Section 12.33 of the Los Angeles Municipal Code.

The developer has met this obligation by:

- 1. Dedication of _____ acres of land, accepted by the Board of Recreation and Park Commissioners on _____ (Board Report No. ##-###).
- 2. Payment of a fee of \$485,100.00.
- 3. Certificates of Deposit guaranteeing payment of a fee of \$0.00.
- 4. Prior payment to Recreation and Parks of a fee of \$0.00 on _____. This payment has been deducted from the total Section 12.33 fee.
- 5. Previous payment of a Dwelling Unit Construction Tax of \$15,400.00
- 6. Registering a copy of the Covenant and Agreement associated with this tentative tract or parcel map, or Zone Change attached as Los Angeles County document No

CITY CLERK PLEASE NOTE.

- NOTE: This clearance also applies to City Planning Case (CPC) No.

RB/DF:ln

cc: City Planning Department: Division of Land, 201 N. Spring St. Rm 750, L.A.90012; Attn: Mary Crowell; Tel: 213-978-1362, Fax: 213-978-1343;
City Planning Department: Zone Change, Site Plan/Plan Approvals, Unit 201 N. Spring St. Rm 601, L.A.90012; Attn: David Weintraub, Tel: 213-978-1217; Fax: 213-978-6566
Department of Public Works Bureau of Engineering: Land Development Division, 201 N. Figueroa St. Ste 200, L.A.90012; Tel: 213-202-3495; Fax: 213-202-5520
Department of Recreation and Parks: Planning, Construction and Maintenance, PO Box 86328; Los Angeles CA 90086; Attn: Darryl Ford Tel: 213-202-2682 Fax: 213-202-2612

3a



APPLICATION
DEPARTMENT OF RECREATION AND PARKS
PARK FEE CALCULATION APPLICATION

THIS BOX FOR RECREATION AND PARKS STAFF USE ONLY

Case Number 82168
Application Type SUBDIVISION
Date Application Received 2/26/2019 Date Completed/Cancelled 2/26/19

Applicant Request(s):
 Recreation Credit DUCT Affordable Units Vested Rights Resubmittal/Recalculation

RAP CASHIER NOTE
\$ 485,100.00 Total Amount Due
\$ 24,255.00 Deposit to Admin W.O. No. SP720H00
\$ 460,845.00 Deposit to Park Fee Account (89716H-00 or 89718H-00)
QTD 82168 Park Fee W.O. No.

Provide all information requested. Missing, incomplete or inconsistent information will cause delays and may cause the application to be rejected.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. Type of Residential Development

SUBDIVISION Tract/Parcel Map #: 82168
 NON-SUBDIVISION Application/Permit #: _____
Related Zone Change Case #: _____
Note: Multiple related permits may be submitted on a single application but shall not exceed the number of "# of Bldgs on Site" as specified on the permit.

2. Project Location

Street Address¹ 118-124 S. ASTRONAUT ELLISON S ONIZUKA ST Los Angeles, CA Zip Code 90012
Legal Description² (Lot, Block, Tract) Lots 17, 18 of Garden J. Murat, MB 10 pg 8 and Lot A, Tract No. 1666, MB, 20-60
Assessor Parcel Number 5161-016-029
Project Name (if applicable) N/A
Existing Zone [Q]C2-4D-CDO Proposed/Future Zone (if applicable) [Q]C2-4D-CDO

3. Residential Dwelling Units

Number of Proposed New Market Rate Units	Number of Proposed New Affordable Units ³	Number of Accessory/Secondary Dwelling Unit	Number of Units to be Demolished as part of the project	Number of Existing Units to Remain
77	0	0	0	0

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)
³ If applicant is requesting an exemption for Affordable Housing Units, applicant must complete and attach the Affordable Housing Checklist (Form PF - 5000).

21-1467

MOTION
A-1

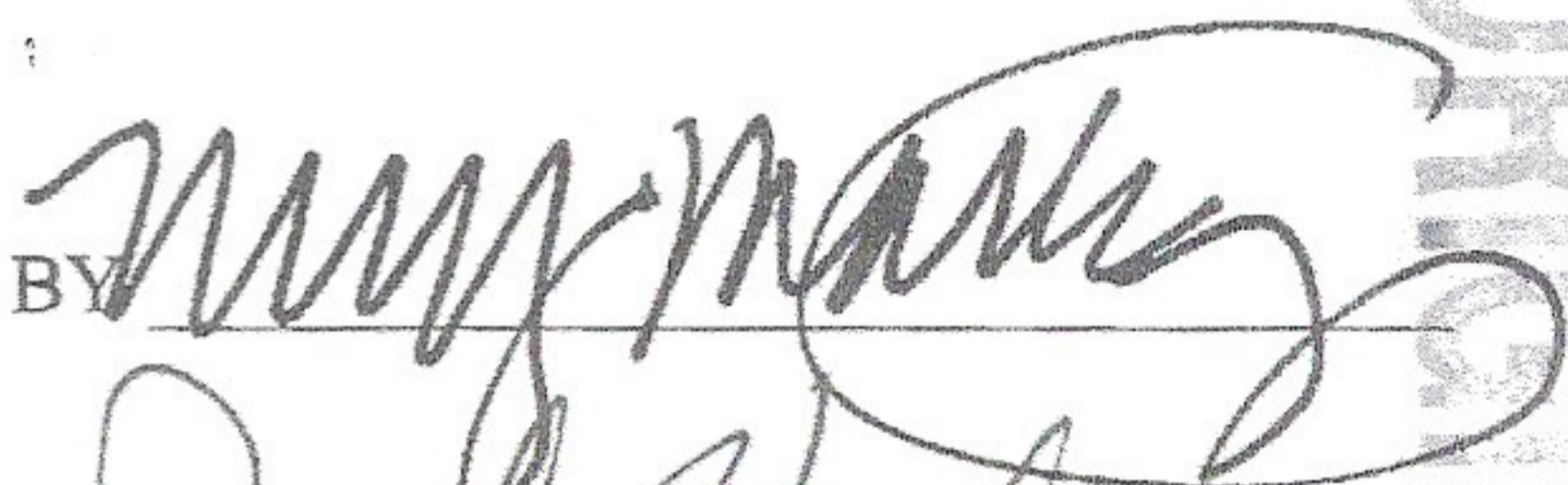
Executive Directive #31: Achieving Park Equity, signed by Mayor Eric Garcetti this week, challenges the City family to “continue to be intentional in our pursuit of even more impactful, sustainable, and accessible strategies to increase parkland in the communities that need it most.” Amongst other actions, it directs that a park equity and access analysis be conducted, a working group be created, that funding be increased, and for the City to work with partner agencies to identify parcels in park-deficient areas for their development.

The Los Angeles Department of Water and Power (LADWP) owns property and easements throughout the City that are necessary to accommodate the Department’s network of electrical lines, water conduits, and other infrastructure. In the past, LADWP has partnered with the Department of Recreation and Parks on active park projects. While successful, placing active parks on LADWP property is a complex and lengthy process that requires the identification of funding for operations, maintenance, and staffing.

These challenges are not new, and it will take time to engage our communities, analyze opportunities, and identify the dedicated funding needed to ensure the City’s commitment to equity is reflected in its parklands. While this work is being done as laid out in Executive Directive #31, LADWP should bring forward a streamlined, cost effective program, for the near-term conversion of its appropriate property into passive recreation and open space.

I THEREFORE MOVE that the Los Angeles Department of Water and Power, in coordination with the Department of Recreation and Parks, be requested to report to City Council with a plan to identify and convert appropriate LADWP property into passive recreation and open space in compliance with Executive Directive #31.

PRESENTED BY 
JOHN S. LEE
Councilmember, 12th District

SECONDED BY 
Paul Reboreau



ORIGINAL

DEC 08 2021