

Communication from Public

Name: Miki Jackson for AHF

Date Submitted: 06/07/2022 02:48 PM

Council File No: 22-0600-S9

Comments for Public Posting: . AHF objects to the Housing Element Project in its current form and with these amendments being heard today under ITEM 6, file number 22-0600-S9, 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. As of yesterday at 8:pm the previous letter our attorney sent for us on May, 18, 2022 and much other public comment was not in the file on the internet. This is concerning as it was not uploaded by yesterday evening, thus the complete record for ITEM 6 was not available to the public or lawmakers or staff. and thus we repeat the request we made on May 18, 2022 to 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. we continue the objections we made in our letter and object to the amendments being proposed today for the same reasons cited in that letter. We attach the letter of May 18, 2022 - 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

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

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.

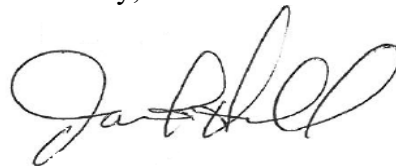
Our objections included expert analysis of the faulty regression analysis the City used to estimate the City's projected likely development from existing zoning. The regression analysis was so fundamentally flawed as to be worthless for its purpose. But nonetheless, the regression analysis was used by 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