

Communication from Public

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Date Submitted: 07/21/2022 06:26 PM

Council File No: 22-0617

Comments for Public Posting: Hello, I reviewed the DTLA 2040 plan and am very excited about it. This is really solid work, and I hope to see it implemented. I live in Downtown Los Angeles, and love my neighborhood. My fear, though, is that one day myself and my partner will be priced out. That is why we need this plan, which will add density and encourage development. Over the years, there has been so much development in my neighborhood, and this is what has kept it much more affordable than other neighborhoods like the west side. All of these new units constantly coming online creates consistent competition, which keeps prices in check. What is worrying, though, is that over the last two years the pace of development has slowed down. As a result, prices in the neighborhood have started to creep back up. One thing I found quite disturbing were the comments made by my councilman, Kevin De Leon. KDL I'm sure has good intentions, but he clearly does not understand how housing markets work. He wants to add inclusionary zoning to this plan, which sounds great! But unfortunately it will only make the area more unaffordable. I agree that DTLA, like all of LA, needs to add affordable housing on a scale that we have never seen before. But study after study shows that inclusionary zoning actually makes the housing market more expensive. At the heart of LA's housing crisis is a housing shortage. Inclusionary zoning results in construction costs that are so expensive, that few projects get built. This makes the housing shortage worse. When the housing shortage gets worse, it is the rich who win. You simply have more people chasing fewer units. The rich outbid everyone. I think the correct way out of this housing crisis is to encourage as much development as possible, and to earmark all of the new property tax revenue to affordable housing and walkable streets. I also believe the city should cut all red tape to creating affordable housing. It should be by-right. If the city makes it way easier to build market-rate and affordable housing, then in several years we can have a much healthier, vibrant, and inclusive city. This plan is a great start to that. Thank you for your amazing work!