

## Communication from Public

**Name:** Los Angeles Business Council

**Date Submitted:** 03/03/2021 02:06 PM

**Council File No:** 11-1973-S1

**Comments for Public Posting:** RE: Los Angeles Business Council Support – C.F. 11-1973-S1 – Expanding The Adaptive Reuse Ordinance Dear Councilmember Koretz, On behalf of the Los Angeles Business Council (LABC), we would like to express our strong support for the motion to expand the adaptive reuse ordinance city-wide. A 2019 McKinsey Global Institute report found that meeting our region’s 2021-2029 RHNA housing target of 819,000 units, including 457,000 affordable units, would require upwards of \$139 billion over the eight-year period. However, this amount of public subsidy can be greatly reduced by incentivizing market-driven developments with set-asides for more affordable units. The city currently lacks the necessary tools to incentivize such developments, which is clearly demonstrated by looking at our 5th Cycle RHNA. The City of LA only managed to attain 3.7% of the moderate-income units required in our 5th Cycle housing allocations. This motion would help to achieve our 6th Cycle targets by making available commercially zoned land to develop moderate-income housing by right across the city. Middle Income housing is essential to supporting our workforce and preventing further sprawl. And now, as the COVID-19 induced pandemic and related job losses has only exacerbated our housing crisis and staying housed remains out of reach for far too many people, we need to utilize all possible avenues for opening up more sites and opportunities to meet our housing goals. Los Angeles needs to re-tool the process for creating housing in a more efficient and cost-effective manner. This motion looks to do so by incentivizing infill, moderate-income housing development in an expedited manner. For this reason, we strongly support this motion and are excited about continuing to work together towards addressing the critical need to provide housing opportunities for all Angelenos. Sincerely, Mary Leslie President LABC/LABC Institute



March 3, 2021

The Honorable Paul Koretz  
LA City Councilmember  
City of Los Angeles  
200 N Spring Street, Suite 440  
Los Angeles, CA 90012

**RE: Los Angeles Business Council Support – C.F. 11-1973-S1 – Expanding The Adaptive Reuse Ordinance**

Dear Councilmember Koretz,

On behalf of the Los Angeles Business Council (LABC), we would like to express our strong support for the motion to expand the adaptive reuse ordinance city wide.

A 2019, McKinsey Global Institute report found that meeting our region's 2021-2029 RHNA housing target of 819,000 units, including 457,000 affordable units, would require upwards of \$139 billion over the eight-year period. However, this amount of public subsidy can be greatly reduced by incentivizing market-driven developments with set asides for more affordable units. The city currently lacks the necessary tools to incentivize such developments, which is clearly demonstrated by looking at our 5th Cycle RHNA. The City of LA only managed to attain 3.7% of the moderate-income units required in our 5th Cycle housing allocations. This motion would help to achieve our 6th Cycle targets by making available commercially zoned land to develop moderate income housing by right across the city.

Middle Income housing is essential to supporting our workforce and preventing further sprawl. And now, as the COVID-19 induced pandemic and related job losses has only exacerbated our housing crisis and staying housed remains out of reach for far too many people, we need to utilize all possible avenues for opening up more sites and opportunities to meet our housing goals.

Los Angeles needs to re-tool the process for creating housing in a more efficient and cost-effective manner. This motion looks to do so by incentivizing infill, moderate income housing development in an expedited manner. For this reason, we strongly support this motion and are excited about continuing to work together towards addressing the critical need to provide housing opportunities for all Angelenos.

Sincerely,

A handwritten signature in black ink that reads "Mary Leslie". The signature is written in a cursive, flowing style.

Mary Leslie  
President

LABC/LABC Institute