

Communication from Public

Name: Brandon Payette

Date Submitted: 01/21/2021 09:53 AM

Council File No: 20-0047

Comments for Public Posting: My name is Brandon Payette, and I'm submitting this comment on behalf of Public Counsel with regard to the draft SB 330 implementation report. The report acknowledges that the city is currently implementing a patchwork of replacement requirements with significant gaps. We ask that the City consider adopting a universal ordinance requiring one-for-one replacement for all new developments. This would provide numerous benefits to tenants and developers by clarifying the applicability of replacement obligations, and would avoid creating unintended incentives for developers to avoid development under programs where the replacement requirements would exist. Not subjecting all projects to affordable housing replacement requirements and Right to Return may drive development away from the City's affordable housing incentive programs, leading to fewer affordable housing units, less housing overall, and fewer rights for tenants. The City will be required to build more housing than ever during the upcoming RHNA cycle and a universal replacement requirement is essential to ensure that new projects result in a net increase in affordable units. In order to actually begin to make a dent in the affordable housing crisis here in Los Angeles, the City will be best served by a broad and universal replacement requirement and right of return policy.