

Your Community Impact Statement has been successfully submitted to City Council and Committees.

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: Palms Neighborhood Council

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The Board approved this CIS by a vote of: Yea(9) Nay(1) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/01/2020

Type of NC Board Action: For if Amended

Impact Information

Date: 07/02/2020

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-0189

Agenda Date: 07/01/2020

Item Number: VI.f.iii

Summary:

Council File: 20-0189

To: City Council and Departments

July 1, 2020

Mr. Vincent Bertoni
Director of City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Ms. Shana M. M. Bonstin
Community Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Ms. Lisa Webber
Project Planning
200 N. Spring Street, Suite 525
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Re: Transit Oriented Communities Restricted Affordable Units

Currently a TOC density bonus is granted in exchange for some number of units set aside for Extremely Low Income, Very Low Income, or Lower Income tenants. The number of restricted units depends on the TOC tier as defined by the type of transit stop and the distance from said stop. Tier 4 (less than 750 feet from a rail or Rapid bus stop), for example, requires 11% ELI or 15% VL or 25% LI.

Residents of Palms are being squeezed out of the neighborhood as buildings with units that are affordable to the middle class are demolished and replaced with buildings that contain market rate units with some restricted affordable units. Residents of Palms cannot afford the market rate units and do not qualify for the restricted affordable units and are therefore forced to move out of their chosen community.

The Palms Neighborhood Council is interested in preserving the middle-class nature of our community. As a result, we propose that the Palms section of the Palms – Mar Vista – Del Rey Community Plan be updated to require that TOC projects set aside 75% of the units as Restricted Affordable Units. The proposal is that there are no changes to the current set-aside for ELI, VLI, or LI tenants and that the remainder of the 75% be affordable to people of Moderate Income (80% to 120% of the Palms Area Median Income today).

This proposal provides developers with the ability to build 25% of their units for rental at market rate while delivering some low-income affordable units and also helps to maintain the middle-class community that lives in Palms today.

The Palms Neighborhood Council also wants to see better enforcement of the covenant for affordable housing. HCID-LA must maintain a database of TOC affordable units and make sure they are rented as the law intends.

We understand that neighborhoods change. We welcome the influx of market rate and low-income affordable units. We request that the Palms rental market also caters to the middle class.

Respectfully,

CC:

Honorable Paul Koretz
Councilmember, 5th District
Los Angeles City Hall
200 N. Spring Street, Suite 440
Los Angeles, CA 90012

The Honorable Members of the Planning and Land Use Management Committee and the Housing Committee

c/o Office of the City Clerk
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