

Communication from Public

Name: Ben Phelps

Date Submitted: 08/18/2021 09:33 AM

Council File No: 20-1042

Comments for Public Posting: I'm a resident of Echo Park and I'm writing to support the recent letter that 6 council members signed in support of rezoning for 300k new units. While this is welcome leadership from the council on the obvious need for new housing in our city, I do think it could go farther, and in particular I question the idea that we can rezone for 300k units exclusively along commercial corridors. Placing 300k new units on busy polluted commercial corridors is not the equitable solution and is not realistic. Commercial Corridors are our most polluted areas, and by and large already allow multi-family construction. Focusing new development there will only lead to further displacement pressures and force families and new residents to live in unsafe and noisy conditions- I don't believe any of the councilmembers would choose to live on one of our boulevards and it's wrong to expect others to do so. People that live in new housing deserve to live on quiet streets just like the single family home owners that already live there. It's time to focus growth on the neighborhoods that can most afford it, our exclusionary and segregationist single-family neighborhoods. The way to end exclusionary zoning is to end exclusionary zoning. Other cities in California like Sacramento and Berkeley are already taking steps to do this and LA should be leaps and bounds ahead of them. I also want to voice my concern about the idea of using Inclusionary Zoning requirements to further affordable housing. This has long been studied by housing advocates and the academic consensus is that inclusionary zoning simply leads to less housing being built, in almost all but the the most special circumstances. Our goal needs to be to build MORE housing, not less. Please end Single Family Zoning and increase housing construction as soon as possible.