

Communication from Public

Name: Taylor

Date Submitted: 06/22/2021 08:12 AM

Council File No: 21-0002-S106

Comments for Public Posting: Opposing AB1401 is like shooting ourselves in the foot. For example, the most beautiful section of Ventura Boulevard is in Studio City. Why? It's because we have a number of compact small businesses in historic buildings next to each other with parking on the street. We would not have a downtown like this if we forced each and every one of those businesses to retrofit what current parking minimums require - We'd get an enormous strip mall instead. Instead of adhering to arbitrary and unreasonable parking minimums, AB1401 simply lets the market dictate how many parking spaces to provide. This helps with housing affordability, especially for lower-income households. Why? because one parking space costs about \$55000 to build, an expense that is passed onto renting families. The board even admitted that removing parking requirements lowers construction costs. Some fear that AB 1401 will not incentivize affordable housing production. This is simply not true. San Diego reformed parking for projects near transit in 2019, and they have seen a significant increase in affordable housing production - because parking requirements are a financial BARRIER to building affordable housing; removing this barrier will naturally induce higher affordable housing growth. This motion states this bill will perpetuate the "unnecessary construction of market-rate and luxury units". But NO housing is unnecessary. New market-rate and even luxury units allow older units to be filtered down in the housing market, becoming naturally occurring affordable units. This is just like how older cars are much cheaper than the newest models. Some fear that AB 1401 will exacerbate traffic and leaves transit ridership low. This makes no sense! You can't encourage mass transit use by building more infrastructure for cars. When we ensure that the person moving in has a spot to park, they will bring cars and drive them! Studies show that removing mandatory minimums actually improves traffic. Less parking means more pedestrians and cyclists, and some studies show that pedestrian and bike commuters spend more money on local businesses than drivers. I urge the LA City Council to look at the research, to understand how AB 1401 would benefit all of our neighborhoods. I strongly oppose this motion.

Communication from Public

Name: Allison Schallert

Date Submitted: 05/04/2021 01:17 PM

Council File No: 21-0002-S106

Comments for Public Posting: We need more housing in LA and we need it everywhere. I stand firmly against Mr Krekorian's motion to oppose a state assembly bill that would uncouple parking requirements with housing. The truth is a first floor flat would be cheaper than a top floor, making way a broader cost range in a building. You need to get busy and mandate 11-24% affordability in every new building in LA - It is shameful you haven't done this, and shameful those that voted for any building less than 7% affordable at this point. Make it required to build affordable, stop listening to the developers wine, if you uncouple the parking you are giving them less substance to wine about. thanks - Allison Schallert