

Communication from Public

Name: Pamela Farr

Date Submitted: 12/08/2024 09:50 PM

Council File No: 21-1230-S5

Comments for Public Posting: Please support the CHIP draft #3 ordinance as recommended by the PLUM Committee (council file 21-1230-S5). The Planning Department has identified enough zoning capacity on our commercial corridors to meet the state mandate without the need to rezone single-family neighborhoods. This fact is supported by a letter from the State (Housing and Community Development (HCD) to Vince Bertoni dated November 18, 2024, that states the Draft as currently written meets the HCD's requirements for approval. This will also revitalize commercial areas of our city and turn them into vibrant neighborhoods. Thank you.

Communication from Public

Name: Andrea P

Date Submitted: 12/08/2024 10:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: Please support the CHIP draft #3 ordinance as recommended by the PLUM Committee (council file 21-1230-S5). The Planning Department has identified enough zoning capacity on our commercial corridors to meet the state mandate without the need to rezone single-family neighborhoods. This fact is supported by a letter from the State (Housing and Community Development (HCD) to Vince Bertoni dated November 18, 2024, that states the Draft as currently written meets the HCD's requirements for approval. This will also revitalize commercial areas of our city and turn them into vibrant neighborhoods.

Communication from Public

Name: San Fernando Valley For All

Date Submitted: 12/08/2024 11:23 PM

Council File No: 21-1230-S5

Comments for Public Posting: We, the pro-housing volunteers of Abundant Housing LA's San Fernando Valley Chapter, support more housing in single-family neighborhoods. The greater Los Angeles region is facing a severe housing shortage. By allowing for new housing in these neighborhoods, Los Angeles will help to reduce gentrification and displacement in other parts of the region. Please see our attached letter of support for the Citywide Housing Incentive Program (CHIP) ordinance by adopting Exhibit D Option 1.



December 9, 2024

Los Angeles City Council
200 N. Spring Street, Room 395
Los Angeles, California 90012

Subject: Valley Says Yes to Housing in Single-Family Zones (Council File No. 21-1230-S5)

Council President Harris-Dawson and Honorable Members of the City Council,

We, the pro-housing volunteers of Abundant Housing LA's San Fernando Valley Chapter, support more housing in single-family neighborhoods. The greater Los Angeles region is facing a severe housing shortage. By allowing for new housing in these neighborhoods, Los Angeles will help to reduce gentrification and displacement in other parts of the region.

Our chapter, San Fernando Valley For All, is a grassroots group of neighbors working to solve the region's housing crisis by advocating for more housing at all levels of affordability. We envision a Los Angeles where everyone can find a home they can afford, that meets their needs, in their neighborhood of choice. Our chapter recognizes the urgent need to build housing and support more housing in our backyards. Today, we call on the members of the Planning and Land Use Management committee to legalize apartments in single-family areas.

We join in solidarity with the over 60 civic organizations calling on the committee to support housing in more neighborhoods and at all income levels. To achieve this, LA's rezoning program should legalize new apartments on single-family-zoned parcels otherwise eligible for the various incentives included in the draft Citywide Housing Incentive Program (CHIP) ordinance. Making these parcels eligible for the CHIP is an essential ingredient to LA's goal to produce nearly a half-million new housing units, promote equitable housing, and stem the tide of displacement.

Los Angeles is in the midst of a historic housing crisis. Nearly half of households struggle to afford rent or mortgage payments and more than a third of renters are spending half their income on rent. And while unsheltered homelessness decreased slightly this past year, we will continue to see high rates of homelessness as long as housing remains unaffordable to half of the City's households. Additionally, the city's existing multi-family zoning and recent development are concentrated in relatively lower-income and predominantly renter neighborhoods. The CHIP creates the opportunity to rebalance this pattern and ensure that every neighborhood does its fair share. Unfortunately, the ordinance as drafted does not significantly alter where new multi-family housing is allowed, and therefore perpetuates

inequitable land use patterns. That's why we are advocating for single-family zoned parcels to be eligible for CHIP programs.

The CHIP's basic framework for focusing housing growth near transit and high-opportunity corridors is sound, and the goal of expediting most projects is welcome. However, the single-family exemption is a fatal flaw in the draft ordinance that will reduce potential sites for new housing, reinforce existing patterns of segregation, and steer development toward existing multifamily parcels with higher displacement risk. A wholesale exemption for single-family areas is indefensible policy and flies in the face of the city's obligation to affirmatively further fair housing.

The Department of City Planning has offered the PLUM committee an excellent opportunity to steer LA in a new direction for housing abundance and equity. Please vote to amend the ordinance by adopting Exhibit D Option 1, which would make single-family-zoned parcels in the CHIP's existing geographies eligible for the incentives. According to City Planning, this change would open up over 40,000 parcels for mixed-income development and over 160,000 parcels to 100% affordable development. The proportion of housing opportunities in affluent, historically exclusionary communities would increase from 54% to 67%. Perhaps best of all, these newly available parcels would have very low displacement risk, as most single-family-zoned parcels are owner-occupied.

We applaud City Planning for creating a strong framework for where we should be focusing new development in Los Angeles (near transit and services), for creating new streamlined processes to deliver new housing, and for offering a high-quality option for legalizing apartments in single-family-zoned areas in the heart of our city. Now you have the opportunity to undo historic patterns of segregation and create access to opportunity by adopting Exhibit D Option 1, and opening up coastal areas. We join AHLA and its coalition partners in strongly urging you to do so.

Sincerely,

San Fernando Valley For All

A chapter of Abundant Housing LA

cc: Councilmember-Elect Adrin Nazarian, District 2
Councilmember Nithya Raman, District 4

Communication from Public

Name: Fernando G.

Date Submitted: 12/08/2024 10:03 AM

Council File No: 21-1230-S5

Comments for Public Posting: Please approve the CHIP Draft #3 ordinance WITHOUT Appendix D, as recommended by the PLUM Committee (council file 21-1230-S5). The Planning Department has identified enough zoning capacity on our commercial corridors to meet the state mandate without the need to rezone single-family neighborhoods. This fact is supported by a letter from the State Dept. of Housing and Community Development (HCD) to Vince Bertoni dated November 18, 2024 that states that Draft #3 as currently written meets the HCD's requirements for approval. Thank you for your consideration, Fernando

Communication from Public

Name: Brentwood Homeowners Association

Date Submitted: 12/08/2024 12:34 PM

Council File No: 21-1230-S5

Comments for Public Posting: Established in 1946, Brentwood Homeowners Association (BHA) is the largest homeowners association in the 90049 zip code. BHA represents approximately 4,500 homeowners and condo residents living west of the 405, north of San Vicente Boulevard and east of Canyon View Drive. We ask the City Council to pass the CHIP draft #3 ordinance as unanimously recommended by the PLUM Committee. The Planning Department has identified enough zoning capacity on our commercial corridors to meet the state mandate without the need to rezone single-family neighborhoods. This fact is supported by a letter from the State Housing and Community Development-HCD to Vince Bertoni dated November 18 that states the Draft as currently written meets the HCD's requirements for approval. Thank you in advance for your support.

Communication from Public

Name: Glenn Adilman

Date Submitted: 12/08/2024 01:42 PM

Council File No: 21-1230-S5

Comments for Public Posting: My name is Glenn Adilman and I live at 1400 N. Ogden Dr. in Spaulding Square. The Spaulding Square Neighborhood Association, which represents the stakeholders of the City's seventh-oldest HPOZ, inaugurated in 1993, urges members of the LA City Council to support Draft #3 of the Housing Element/CHIP ordinance that rezones LA without regard to the Exhibit D "options" that would open up single-family neighborhoods. So iconic is Spaulding Square that we were selected as a filming location for the City's official 2028 Olympics commercial, starring track and field legend Michael Johnson, which aired during the Paris Olympics' Closing Ceremony. (Image from the final commercial of Michael Johnson running with the Olympic flag on Genesee Ave in Spaulding Square, between Fountain and De Longpre Aves, attached.) We were thrilled to represent the City of LA at this global platform and have all worked long and hard to preserve this incredibly historic neighborhood which is as diverse now as it was when it housed everyone from studio stagehands to in-front-of-camera talent. Most of our properties already include ADUs, many of which are rental properties. Like most single family housing districts, we are doing our part to help house LA. In its report, the City Planning Department clearly states that it has found enough zoning to meet the State's mandate for housing without the need to rezone our single-family areas, which is the reason why Draft #3 has the support of LA City Planning, the City Planning Commission and your own LA City Council's PLUM Committee. This is simply a common-sense decision which will halt the overdevelopment being wrought on our City, in all the wrong areas. There is absolutely no need to destroy our remaining intact single family districts to satisfy a developer-led and funded movement advocating for further desecration of our history. We have plenty of space for new builds on our myriad commercial corridors - again, as discovered and recommended by LA City Planning. Spaulding Square, for example, was itself built as affordable housing for the emerging Hollywood film industry over a century ago and remains a popular location choice for Los Angeles productions. We have hosted the likes of This Is Us, True Detective, The Hangover, A Nightmare on Elm Street and scores of productions seen the world over. Lucille Ball, the first woman

ever to run a Hollywood TV studio, made Spaulding Square her first LA home and we have tour buses zipping up and down our streets daily. We are Hollywood history. Tourists visit us every single day. Where on earth will LA productions film if our remaining single family neighborhoods are destroyed? The LA entertainment industry is already in crisis. Please don't put a final nail in its coffin. Please DO vote to confirm Draft #3 as all of the City's experts have so far. Once again, the stakeholders of this jewel in Los Angeles' chipped-away-at crown urge you to follow the lead of your own colleagues on the LA City Council's PLUM Committee, plus LA City Planning and the City Planning Commission in recommending the adoption of Draft #3 minus the Exhibit D options that that would devastate single-family neighborhoods. Thank you. Spaulding Square Neighborhood Association