

## Communication from Public

**Name:** Rick Corsini, AIA

**Date Submitted:** 12/10/2024 01:28 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** It is essential that the 74% of our city's land currently zoned R-1 be included in our overall re-zoning effort to address our affordable housing and homelessness crisis. Leaving R-1 zones out of the housing equation would demonstrate a profound lack of leadership on the part of the council and the mayor, with dire consequences for our unhoused citizens and all Angelenos seeking affordable, quality housing. If the council and the mayor truly believe that housing is a human right, then ALL of us need to help address our housing/humanitarian crisis, including R-1 homeowners. This is a question of fairness and equity. It is also a question of vision: does L.A. grow into a great world city, or remain a large provincial suburb?

## Communication from Public

**Name:**

**Date Submitted:** 12/10/2024 01:41 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** Please find attached public comment on behalf of the Los Angeles Area Chamber of Commerce.

December 10, 2024

Los Angeles City Councilmembers  
200 North Spring Street  
Los Angeles, CA 90012

RE: Citywide Housing Incentive Program (CHIP) Ordinance

Good afternoon. On behalf of the Los Angeles Area Chamber of Commerce (Chamber), representing a broad spectrum of businesses large in small in the Los Angeles region, we submit this public comment to advocate for greater housing production to address our region's severe housing affordability crisis.

The Chamber previously submitted a letter with 7 other organizations with our recommendations for the proposed Citywide Housing Incentive Program (CHIP) when it was considered in the Planning and Land Use Management (PLUM) Committee. As Los Angeles is in the midst of a severe housing crisis, our coalition is focused on ensuring that the CHIP maximizes the potential for creating new housing in LA at all income levels.

We thank the Department of City Planning for their collaboration and appreciate that many of our recommendations were incorporated into the current version of the CHIP. The Chamber strongly urges that the Committee preserve these provisions as you consider and vote on the CHIP.

In addition to the recommendations outlined in the coalition letter, the Chamber would like to underscore the importance of ensuring the financial feasibility of the CHIP to fully realize the vision of this program. To support feasibility, the Transit Oriented Incentive and Opportunity Corridor programs should be revised to a single tier system by eliminating the increased affordability requirements for the High Medium and High Market Tiers. FAR incentives should be increased to support the economic viability of projects.

Thank you for your consideration. For any questions or concerns, please contact Elissa Diaz, Senior Public Policy Manager at [ediaz@lachamber.com](mailto:ediaz@lachamber.com).

## Communication from Public

**Name:** Californians for Homeownership  
**Date Submitted:** 12/10/2024 09:09 AM  
**Council File No:** 21-1230-S5  
**Comments for Public Posting:** See attached correspondence.



December 9, 2024

**VIA EMAIL**

City Council

City of Los Angeles

Email: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org;  
councilmember.blumenfield@lacity.org; contactcd4@lacity.org;  
councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org;  
councilmember.rodriguez@lacity.org; councilmember.harris-dawson@lacity.org;  
councilmember.price@lacity.org; councilmember.price@lacity.org; cd10@lacity.org;  
councilmember.park@lacity.org; councilmember.lee@lacity.org;  
councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org;  
councilmember.mcosker@lacity.org

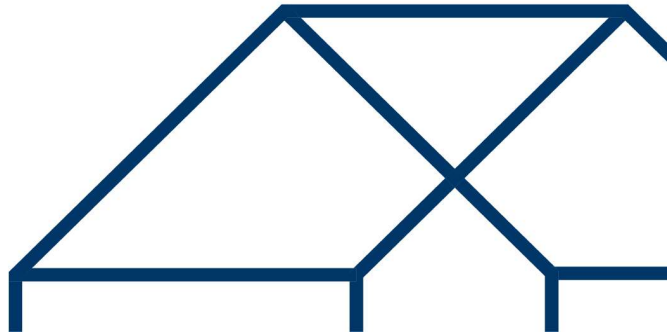
RE: Failure to rezone consistent with the requirements of state housing element law.

To the City Council:

Californians for Homeownership is a 501(c)(3) organization devoted to using impact litigation to address California's housing crisis. We are writing because we have become aware that the City does not intend to complete the rezoning process anticipated in its adopted sixth cycle housing element by the already-extended statutory deadline of February 12, 2025, as provided in Government Code Section 65583.4. If the City fails to meet this deadline, we intend to initiate litigation against the City on February 13, 2025. In litigation over the failure to rezone, the City will bear the burden of proving that it has timely completed its rezoning program. We intend to seek an order requiring the City to rezone within 60 days, as we have obtained in litigation against other cities in Los Angeles County over the last two years. (*See* Gov. Code § 65587(d).)

The City's housing element rezoning commitments are contained in Program 121 of its adopted housing element, which anticipates that the City will undertake **nineteen rezoning actions**: sixteen community plan updates, the adoption of two specific plans, and the establishment of a new citywide affordable housing incentive program. **At best, by February 2025, the City will have completed five out of these nineteen actions.** The City stands essentially no chance of meeting its commitments under Program 121 unless it begins that work in earnest right now.

We are aware that City staff have asserted that "[t]he CHIP, RP, and HESMD Ordinances implement the obligations and vision outlined in Program 121" of the City's adopted housing element. This is false. None of these three ordinances constitutes a "rezoning" of the City's housing element sites, for the purposes of state housing element law:



- The Citywide Housing Incentive Program (CHIP) is merely a local implementation of the State Density Bonus Law (SDBL). As the City knows, SDBL bonuses are ignored for purposes of calculating housing element site capacity. And even if they weren't, the City cannot explain how the incentives in the CHIP program will motivate the creation of hundreds of thousands new units *relative to the City's existing SDBL implementation*, which is the metric that matters for determining the *additional capacity* created through something the City is characterizing as a rezoning.
- The Resident Protections (RP) ordinance governs existing units and has nothing to do with zoning or zoned capacity.
- The Housing Element Sites and Minimum Density (HESMD) ordinance implements state law requirements around the procedures for certain projects on housing element sites, as well as state law minimum density rules for housing element sites. This ordinance does not change the zoned capacity on any site and does not constitute a rezoning of those sites to increase capacity.

As best we can tell, the City's factual support for its decision to jettison most of its rezoning plans is articulated in a document entitled "Appendix 5: Rezoning Model Assumptions," and it appears to involve adjusting the realistic capacity model used in the City's housing element to force the model to produce new, more optimistic realistic capacity numbers. If the City has come to disagree with the model used as the backbone factual support for its housing element, the solution is to amend the housing element to replace the model, not to attempt to shoehorn these modifications into materials presented to the City Council during its consideration of various non-rezoning ordinances. As part of that housing element amendment process, the City would need to explain how its revised assumptions are supported by the City's base zoning, without accounting for its SDBL implementation—because, again, the City cannot use SDBL bonuses to justify its housing element site capacities.

We are aware that the City has had some *ex parte* discussions with the state Department of Housing and Community Development (HCD) regarding these issues. We are also aware that, as part of those *ex parte* discussions, HCD has opined on the City's plans in a manner that has led the City to believe that HCD has endorsed its approach. These *ex parte* discussions were held without the benefit of comment from interested parties like our organization, and we believe that HCD has not had an opportunity to consider all of the relevant facts. In any event, HCD does not have the authority to determine whether the City has met the rezoning obligations described in this letter, nor does it have the authority to waive these obligations.

We urge the City to begin working on its fourteen remaining rezoning actions now, so that it can complete the rezoning process by February and avoid litigation.

Sincerely,



Matthew Gelfand

## Communication from Public

**Name:** Mark

**Date Submitted:** 12/09/2024 09:52 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I approve the CHIP Ordinance as passed by PLUM

## Communication from Public

**Name:** Keith Solomon

**Date Submitted:** 12/09/2024 10:55 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** To Whom It May Concern on the City Council: I wanted to briefly urge you to support the CHIP Ordinance as recommended by the CPC (City Planning Commission) and the Council PLUM Committee. Thank you, Keith Solomon 2348 Kelton Avenue Los Angeles, CA 90064



## Communication from Public

**Name:** Paul Hartel

**Date Submitted:** 12/09/2024 11:41 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** As the Chair of the Greater Toluca Lake Planning and Land Use Committee I want to reiterate our support for the City PLUM Committee CHIP DRAFT #3 WITHOUT EXHIBIT D options only. Both the Committee and our Neighborhood Council feel there is plenty of available area to build more affordable housing in the commercial corridors throughout Los Angeles and Los Angeles County. Thank you very much. -

## Communication from Public

**Name:** Laura Levine

**Date Submitted:** 12/09/2024 02:11 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I support Draft #3 of the Housing Element CHIP program that preserves R1 communities as approved by the PLUM Committee, and OPPOSE the addition of Exhibit D options to upzone R1 neighborhoods.

## Communication from Public

**Name:** Patricia Margulies

**Date Submitted:** 12/09/2024 02:56 PM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** To the Los Angeles City Council, I strongly encourage the City Council to amend the proposed CHIP Ordinance to include Exhibit D Option 1. A recent UCLA Lewis report indicates that the current draft CHIP ordinance will not deliver the 450,000 housing units mandated by state law, even under the most optimistic scenario. The only way to deliver on housing is to allow CHIP incentives to apply to single-family-zoned parcels. Choose Option 1, remove barriers to housing, and stem the tide of displacement. Urbanize LA reported in July that the City of LA had only permitted - not even produced - 9.2% of its RHNA targets through 2023. Moreover, permits were down 18.9% through the first half of 2024. The City Council needs to generate a lot more production, not just permits. Those who resist expanding the number of parcels eligible for programs under CHIP must understand that LA will not meet its RHNA obligations. Moreover, the benefits of eliminating barriers to housing are already apparent across the country — liberalization works! Minneapolis is a prime example: NPR reported in February that Minneapolis's zoning reforms led to a 1% increase in rental prices between 2017 and 2022, compared to 14% across the rest of the state. Closer to home, The Financial Times reported in October that the greater San Diego area experienced some of the fastest year-over-year rental declines in the country. This is not by accident – San Diego has been assertive in liberalizing height and FAR restrictions and in actually utilizing TOD and other incentives. This is a chance to expand opportunity for all Angelenos. Both the Brennan Center for Justice and the American Redistricting Project currently predict that California will lose four more seats in the House of Representatives, and four electoral college votes, during the 2030 U.S. Census and Reapportionment. This displacement is caused by the myriad of housing restrictions that were designed and implemented for exclusion and segregation. As trustee of Los Angeles's present and future, you can chart a new course for our city marked by freedom, fairness, and opportunity. City Planning has given you the tools to make low-density areas eligible for the CHIP incentives. YIMBY Los Angeles and its coalition partners have been strongly advocating for Option 1, which would maximize the ordinance's potential to deliver on LA's housing needs. While

Option 1 is the best option, other options would be an improvement on the current restrictions. Councilmember Raman proposed a combination of Options 2 and 6, which would open up a large number of parcels for both mixed income and 100% affordable housing. We appreciate Councilmember Raman's courageous leadership on this issue. Do not be discouraged by loud minorities who benefit from the status quo. The people of Los Angeles need actual solutions to the housing crisis. We need to expand our economic base. We need to address our climate crisis head-on, not enforce more exclusionary single family zoning. The answer is growth. The answer is opportunity. The answer is allowing people to build the future they want. Let's set Los Angeles on course for both lower rents and economic prosperity. Choose Option 1.

## Communication from Public

**Name:** Tyler W. Laferriere

**Date Submitted:** 12/10/2024 09:04 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** Estimable Los Angeles City Council, I strongly encourage the City Council to amend the proposed CHIP Ordinance to include Exhibit D Option 1. A recent UCLA Lewis report indicates that the current draft CHIP ordinance will not deliver the 450,000 housing units mandated by state law, even under the most optimistic scenario. The only way to deliver on housing is to allow CHIP incentives to apply to single-family-zoned parcels. Choose Option 1, remove barriers to housing, and stem the tide of displacement. Urbanize LA reported in July that the City of LA had only permitted - not even produced - 9.2% of its RHNA targets through 2023. Moreover, permits were down 18.9% through the first half of 2024. The City Council needs to generate a lot more production, not just permits. Those who resist expanding the number of parcels eligible for programs under CHIP must understand that LA will not meet its RHNA obligations. Moreover, the benefits of eliminating barriers to housing are already apparent across the country — liberalization works! Minneapolis is a prime example: NPR reported in February that Minneapolis's zoning reforms led to a 1% increase in rental prices between 2017 and 2022, compared to 14% across the rest of the state. Closer to home, The Financial Times reported in October that the greater San Diego area experienced some of the fastest year-over-year rental declines in the country. This is not by accident – San Diego has been assertive in liberalizing height and FAR restrictions and in actually utilizing TOD and other incentives. This is a chance to expand opportunity for all Angelenos. Both the Brennan Center for Justice and the American Redistricting Project currently predict that California will lose four more seats in the House of Representatives, and four electoral college votes, during the 2030 U.S. Census and Reapportionment. This displacement is caused by the myriad of housing restrictions that were designed and implemented for exclusion and segregation. As trustee of Los Angeles's present and future, you can chart a new course for our city marked by freedom, fairness, and opportunity. City Planning has given you the tools to make low-density areas eligible for the CHIP incentives. YIMBY Los Angeles and its coalition partners have been strongly advocating for Option 1, which would maximize the ordinance's potential to deliver on LA's housing needs. While

Option 1 is the best option, other options would be an improvement on the current restrictions. Councilmember Raman proposed a combination of Options 2 and 6, which would open up a large number of parcels for both mixed income and 100% affordable housing. We appreciate Councilmember Raman's courageous leadership on this issue. Do not be discouraged by loud minorities who benefit from the status quo. The people of Los Angeles need actual solutions to the housing crisis. We need to expand our economic base. We need to address our climate crisis head-on, not enforce more exclusionary single family zoning. The answer is growth. The answer is opportunity. The answer is allowing people to build the future they want. Let's set Los Angeles on course for both lower rents and economic prosperity.

## Communication from Public

**Name:** Debi Gonzales

**Date Submitted:** 12/10/2024 09:05 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I oppose expanding CHIP builder incentives into R-1 zones. State law already allows ADUs and 4 units on R-1 lots and that hasn't resulted in any relevant measure of affordability. High rises with so few required affordable units won't help either.

## Communication from Public

**Name:** Laura Grenrock  
**Date Submitted:** 12/10/2024 10:14 AM  
**Council File No:** 21-1230-S5  
**Comments for Public Posting:** I support the exclusion of R1 single family homes from multi-housing development and oppose Exhibit D options.



## Communication from Public

**Name:** Sherry Barnett

**Date Submitted:** 12/10/2024 10:16 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** As a 27 year resident of Toluca Lakem please count my vote against overdevelopment of housing in the Toluca Lake area. We already are seeing the effects of traffic and overall crowdedness in one of the last, low crime areas of the city. We need to keep our single family homes safe from multi unit buildings from outside investors that will ruin the neighborhood and not serve any healthy purpose for our residents.

## Communication from Public

**Name:** Chris Rhie

**Date Submitted:** 12/10/2024 10:16 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** To the Los Angeles City Council, My name is Chris Rhie, and I am a Co-Lead of Urban Environmentalists, a grassroots organization advocating for sustainable land use and transportation solutions. I write today in solidarity with the over 60 civic organizations, including Abundant Housing LA, calling on the Council to support housing in more neighborhoods and at all income levels. The evidence is clear that smart growth, including multifamily housing near transit, can significantly reduce carbon emissions, avoid urban sprawl, and improve housing affordability. A recent UCLA report indicates that, despite some positive components (such as opening up parking zones for new housing development and streamlining approval processes), the current draft of the CHIP Ordinance will not meet the state-mandated housing target of 450,000 units. The only way to close the gap and meet this goal is by allowing single-family-zoned parcels to participate in the CHIP incentives. These parcels, particularly those near transit and high-opportunity areas, are key to reducing displacement and ensuring equitable access to housing. Infill development, especially in areas near transit, presents a unique opportunity to tackle both the housing crisis and our climate crisis. It allows us to build sustainable, walkable communities where people can rely less on cars, reducing carbon emissions and improving quality of life. We can avoid further sprawl and maximize the use of existing infrastructure, creating a more sustainable and equitable urban environment for all. I have seen firsthand how neighborhoods of color have borne the brunt of urban development, often lacking access to green spaces, parks, and other critical resources. My family immigrated to Koreatown in the 1970s, and we lived in an area exposed to higher levels of traffic and pollution. Today, many of these same communities continue to be left behind in the conversation about equitable development. The current ordinance does not go far enough to address this historic inequity. However, there is a straightforward opportunity for present-day leadership, as Councilmember Raman aptly articulated at the PLUM Committee. I urge the Council to adopt Option 1, which would open up the largest number of parcels for housing development. This approach would ensure that all neighborhoods, especially those with the greatest need, contribute to solving the housing

crisis while promoting sustainability and environmental justice. While Option 1 remains my preferred alternative, I also support other options, such as Councilmember Raman's proposal to combine Options 2 and 6, which would open up a large number of parcels for both mixed-income and 100% affordable housing. I applaud Councilmember Raman for her leadership on this issue and urge you to vote for a plan that increases opportunities for both mixed-income and affordable housing development in high-opportunity areas. This is a critical moment to make a meaningful impact. I strongly urge the Council to make the changes necessary to build a more sustainable, equitable, and prosperous Los Angeles for everyone. Thank you for your consideration. Sincerely, Chris Rhie Co-Lead, Urban Environmentalists

## Communication from Public

**Name:** Charles Iantorno

**Date Submitted:** 12/10/2024 10:48 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** To the Los Angeles City Council, I strongly encourage the City Council to amend the proposed CHIP Ordinance to include Exhibit D Option 1. A recent UCLA Lewis report indicates that the current draft CHIP ordinance will not deliver the 450,000 housing units mandated by state law, even under the most optimistic scenario. The only way to deliver on housing is to allow CHIP incentives to apply to single-family-zoned parcels. Choose Option 1, remove barriers to housing, and stem the tide of displacement. Urbanize LA reported in July that the City of LA had only permitted - not even produced - 9.2% of its RHNA targets through 2023. Moreover, permits were down 18.9% through the first half of 2024. The City Council needs to generate a lot more production, not just permits. Those who resist expanding the number of parcels eligible for programs under CHIP must understand that LA will not meet its RHNA obligations. Moreover, the benefits of eliminating barriers to housing are already apparent across the country — liberalization works! Minneapolis is a prime example: NPR reported in February that Minneapolis's zoning reforms led to a 1% increase in rental prices between 2017 and 2022, compared to 14% across the rest of the state. Closer to home, The Financial Times reported in October that the greater San Diego area experienced some of the fastest year-over-year rental declines in the country. This is not by accident – San Diego has been assertive in liberalizing height and FAR restrictions and in actually utilizing TOD and other incentives. This is a chance to expand opportunity for all Angelenos. Both the Brennan Center for Justice and the American Redistricting Project currently predict that California will lose four more seats in the House of Representatives, and four electoral college votes, during the 2030 U.S. Census and Reapportionment. This displacement is caused by the myriad of housing restrictions that were designed and implemented for exclusion and segregation. As trustee of Los Angeles's present and future, you can chart a new course for our city marked by freedom, fairness, and opportunity. City Planning has given you the tools to make low-density areas eligible for the CHIP incentives. YIMBY Los Angeles and its coalition partners have been strongly advocating for Option 1, which would maximize the ordinance's potential to deliver on LA's housing needs. While

Option 1 is the best option, other options would be an improvement on the current restrictions. Councilmember Raman proposed a combination of Options 2 and 6, which would open up a large number of parcels for both mixed income and 100% affordable housing. We appreciate Councilmember Raman's courageous leadership on this issue. Do not be discouraged by loud minorities who benefit from the status quo. The people of Los Angeles need actual solutions to the housing crisis. We need to expand our economic base. We need to address our climate crisis head-on, not enforce more exclusionary single family zoning. The answer is growth. The answer is opportunity. The answer is allowing people to build the future they want. Let's set Los Angeles on course for both lower rents and economic prosperity. Choose Option 1.

## Communication from Public

**Name:** Kevin Wu

**Date Submitted:** 12/10/2024 10:48 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** To the Los Angeles City Council, As a constituent of Council District 13 and a single-family homeowner, I strongly encourage the City Council to amend the proposed CHIP Ordinance to adopt Exhibit D Option 1 and include single family zones. A recent UCLA Lewis report indicates that the current draft CHIP ordinance will not deliver the 450,000 housing units mandated by state law, even under the most optimistic scenario. The only way to deliver on housing is to allow CHIP incentives to apply to single-family-zoned parcels. Choose Option 1, remove barriers to housing, and stem the tide of displacement. I want everyone in this city to have a home, I want my friends and loved ones to be able to afford to live in this city, and I want my kids to be able to live in the city when they grow up if they choose. The lack of density in my own neighborhood is directly correlated with the homelessness in other parts in Los Angeles, and it's a travesty. We must make room for everyone. The answer is growth. The answer is opportunity. The answer is allowing people to build the future they want. Let's set Los Angeles on course for both lower rents and economic prosperity. Choose Option 1.

## Communication from Public

**Name:** Christopher Russell

**Date Submitted:** 12/10/2024 10:57 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** The Citywide Housing Incentive Program (CHIP) ordinance makes too much sense. In a state and city working to unwind undue regulation that \*prevents\* the construction of housing, this surely represents a change to the status quo. That may feel scary to various stakeholders and some members of various communities, but the status quo has actually been the underbuilding of housing due to zoning and other disincentives that discourage any degree of density above as single family home. In this moment, we require housing regulations that are responsive to the economics of building housing of all types - from state-supported affordable housing to naturally affordable housing to, yes, even market-rate housing. All three elements of CHIP are designed to work together as a local density bonus program under the State Density Bonus Law: 1. State Density Bonus Program: Aligns local density bonus incentives with the amended state law, AB 1287. 2. Mixed-Income Incentive Program (MIIP): Amendments to the existing Transit-Oriented Communities (TOC) program to focus on mixed-income housing along major street corridors near transit to encourage “low scale/low rise” housing to transition between single-family homes and mid-rise buildings. 3. Affordable Housing Incentive Program (AHIP): Provides tailored land use incentives for 100% restricted affordable housing projects and expands eligible zones for affordable housing.

## Communication from Public

**Name:** Kimberly Fox  
**Date Submitted:** 12/10/2024 10:59 AM  
**Council File No:** 21-1230-S5

**Comments for Public Posting:** I write today in solidarity with the over 60 civic organizations, including Abundant Housing LA, calling on the council to support housing in more neighborhoods and at all income levels. The current draft ordinance contains some positive components (specifically changes to expedite Planning approval), the current draft CHIP ordinance creates the conditions to generate new housing that fall well short of LA's state-mandated housing target of over 450,000 housing units, even under the most optimistic scenarios. (See UCLA's recent study:<https://www.lewis.ucla.edu/research/chipping-in-evaluating-the-effects-of-las-citywide-housing-incentive-program-on-neighborhood-development-potential/>) We need your help legalizing multi-unit buildings in currently R1-zoned areas of the city. However, rather than applying 1 ordinance change to **\*\*all\*\*** R1 parcels—an ordinance decision that is politically unacceptable to the wealthiest of our city—I believe it's entirely possible to reach a acceptable "both-and" policy solution: > Smaller-format up-zoning in R1 areas (max of 4L) > Focused on parcels near street intersections, which are a.) often oversized when compared to mid-block parcels, b.) concentrate density at the road way points best able to handle the increase and c.) often closer to public transit options and than mid-block parcels. This is the only way to address LA's housing short-fall, craft a politically feasible policy alternative and demonstrate a real commitment to sharing the up-zoning burden by all LA communities. Sincerely Kimberly Fox 5856 W 74th Street - 90045 CD11, NC Westchester-Playa



## Communication from Public

**Name:** Peter Hodes

**Date Submitted:** 12/10/2024 11:32 AM

**Council File No:** 21-1230-S5

**Comments for Public Posting:** I write today urging the City Council to support housing, especially affordable housing, in more neighborhoods and at all income levels. The housing crisis, which in large measure has caused the homelessness crisis, requires a massive number of housing units to be built, and built quickly. The current draft ordinance contains some positive components, specifically changes to expedite Planning approval. However, the current draft CHIP ordinance falls well short of the state-mandated housing target of over 450,000 housing units. This is true even if we assume the most optimistic of scenarios. We need your help legalizing multi-unit buildings in currently R1-zoned areas of the city. However, rather than applying 1 ordinance change to **\*\*all\*\*** R1 parcels—an ordinance decision that is politically unacceptable to the wealthiest of our city—it's entirely possible to reach an acceptable "both-and" policy solution: Smaller-format up-zoning in R1 areas (max of 4L) Focused on parcels near street intersections, which are a.) often oversized when compared to mid-block parcels, b.) concentrate density at the road way points best able to handle the increase and c.) often closer to public transit options than mid-block parcels. Please know that the best way to insure that we alleviate the housing crisis is for the City itself to build housing units, as has been successfully done in other cities. Peter Hodes residing at 5969 W 74th St, Westchester, 90045. CD11\*. Neighborhood Council: Westchester-Playa. \* It has become embarrassing that my Council District 11 has put so many roadblocks in the way of almost every housing proposal put forward; the most notable of which is the Venice Dell project. Again, I urge the City Council to act boldly to reverse the crises in housing and homelessness!