



KENNETH MEJIA  
CONTROLLER

December 6, 2024

Honorable Members of the Los Angeles City Council  
City Hall, Room 360

**RE: Los Angeles Housing Element Rezoning Program**

Honorable Members:

Los Angeles is grappling with a severe housing crisis marked by high rent burdens, overcrowded living conditions, and escalating homelessness affecting over 45,000 Angelenos. The City's plan to accommodate 456,000 new homes by 2029 is commendable. However, it is imperative that the City does more to advance equity and help reach our goal of Affirmatively Furthering Fair Housing.

Our office understands the political complexities of allowing affordable housing in high resource single-family neighborhoods, but in order to meaningfully address housing affordability, our city must allow more housing where there is the greatest demand and the least impact to vulnerable tenants. The Housing Element Rezoning Program is the City's opportunity to move us in the right direction. This process comes around only once every eight years. We cannot afford to wait—especially when three of our unhoused neighbors are dying on our streets every day.

Single-family zoning is a roadblock for inclusivity and accessibility and prevents us from building sustainably. Its history is steeped in long-standing efforts to segregate Angelenos by race and class. It has exacerbated inequality in education, transportation, parks, and public safety as well as access to jobs, generational wealth, and healthy environments. As a result, we have a growing transit system but a ridership constrained by low-density residential land use around stations. Additionally, building dense housing near transit and jobs is one of the best ways to address climate change with our built environment.

Los Angeles has one of the worst housing crises in the nation largely due to decades of inefficient and ineffective land use. **We disagree with the City Planning Commission and City Council's Planning & Land Use Management Committee decision to not allow affordable housing in high resource single-family zones. We must use every tool at our disposal to get more housing built across the City, especially in high resource areas.**

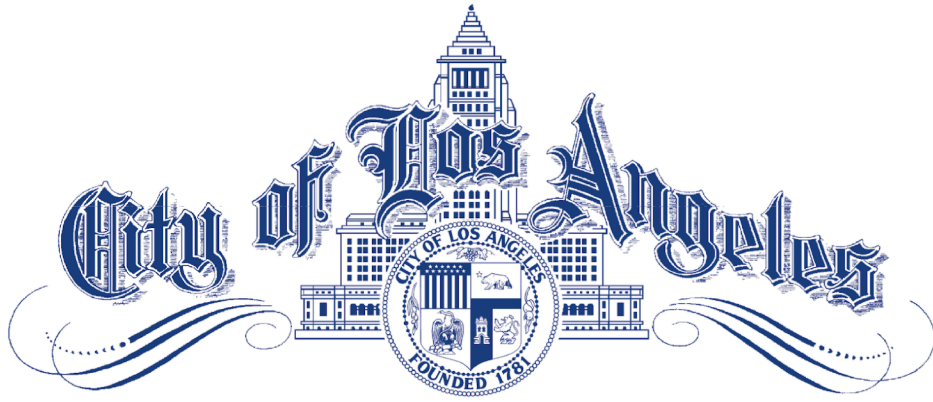
Under Goal 1 of the City's 2021-2029 Housing Element is Policy 1.1.6:

*Allocate citywide housing targets across Community Plan areas in a way that seeks to address patterns of racial and economic segregation, promote jobs/housing balance, provide ample housing opportunities, and affirmatively further fair housing.*

This is backed up by Objective 4.3 that commits the City to:

*Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.*

This is spelled out again in Policy 4.3.3 that binds the City to:



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*Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single-family / low density zoning.*

Excluding single-family zones from the CHIP ordinance is counter to both the legal requirements of Affirmatively Furthering Fair Housing and the City's adopted Housing Element policies. This exclusion will undermine the City's ability to effectively address the housing shortage and historical patterns of racial and economic segregation.

Additionally, focusing new development in existing multi-family zones increases the risk of displacing tenants in current multi-family neighborhoods. In contrast, new development in single-family zones may lead to some homeowners voluntarily selling their properties, which could then be replaced with affordable housing, relieving pressure on renters citywide.

**To truly achieve our housing goals and promote equity, we urge the City Council to adopt [Exhibit D Option 1](#) in the City Planning staff report to include all single-family zones in Higher Opportunity Areas in the Mixed-Income Incentive Program (MIIP) and the Affordable Housing Incentive Program (AHIP).**

We believe this change is essential to ensuring CHIP aligns with our city's broader housing goals and complies with the adopted Housing Element. By incorporating these revisions, Los Angeles can take a significant step towards creating a more inclusive and equitable housing landscape.

Sincerely,

Kenneth Mejia, CPA  
City Controller