

## Communication from Public

**Name:** Alliance for Community Transit  
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November 10th, 2023

*Los Angeles City Council, Department of City Planning  
200 N Spring St. Los Angeles, CA 90012*

**Re: Support for Equitable Zoning**

**Council File Number: [21-1230](#)**

The Alliance for Community Transit - Los Angeles (ACT-LA) coalition respectfully submits this letter regarding the Housing Element's proposed rezoning and Citywide Housing Incentive Programs to ensure that the city fulfills its commitments to preserve and require dedicated affordable housing in its proposed development incentive ordinances. As stated in the adopted Housing Element, the City must require both anti-displacement measures and incentives for production of greater numbers and deeper levels of affordable housing to address the housing crisis.

ACT-LA is a County-wide coalition of over 40 organizations working on the forefront of racial, environmental, and economic justice. Our coalition members include tenants' rights organizations, affordable housing developers, workers' centers, public interest law firms, and environmental justice advocates, among many others

We write to share multiple coalition priorities:

**1. Value Capture during the Rezoning Process.** The Rezoning Program should include on-site affordable housing requirements that exceed TOC program standards on every site that is rezoned, and include displacement protection measures including but not limited to avoiding rezoning of tenant-occupied sites.

**2. Affirmatively Further Fair Housing by Ensuring Dense, Affordable Development in High Opportunity Neighborhoods.** In order to counteract displacement, the City of Los Angeles should prioritize dense, affordable developments paired with affordability in high and highest resource areas.

**3. Expand and Strengthen Affordable Housing Incentive Programs**

We also support increasing affordable housing capacity throughout the City by establishing development incentives in the City's municipal and administrative codes that allow for higher density 100% affordable or mixed-income development than are allowed by current base zoning designations alone.



#### **4. Innovate New Housing Strategies and Fully Implement the Housing Element's Anti-Displacement Measures**

Additionally, the City should invest resources in a new housing strategy that includes a broader array of housing models, such as social housing and collaboration with community land trusts. In order to counteract displacement, other strategies committed to in the Housing Element should be deployed, such as ensuring a net gain of affordable units in neighborhoods, right of return and other anti-displacement measures, and strengthening community leadership in land use planning can help impede negative repercussions in low resources neighborhoods.

Sincerely,

The Alliance for Community Transit Coalition