

Communication from Public

Name: Liz Amsden

Date Submitted: 10/26/2023 08:26 PM

Council File No: 21-1230

Comments for Public Posting: I strongly OPPOSE the new Housing Element maps created pursuant to CF 21-1230 which rezone our residential neighborhoods to allow for multi-unit development. WHY would the City identify zoning for 1.4 million new housing units when compliance only requires the addition of 255,000 new units? And at a time when people are moving out of the City in droves? Our commercial corridors, ones the state has already identified as high opportunity areas, contain plenty of zoning capacity to meet the City's needs. These corridors offer the economy of scale to build needed affordable housing, and have the infrastructure to support the density, while being located near transit and walkable activity centers. Lots of housing can be added in these areas and at lower cost than putting up apartments in single family neighborhoods. "Affordable Housing Overlays", "Transit Oriented Community Expansion", "Opportunity Residential Corridors" and similar euphemisms benefiting developers from all Los Angeles R1 zoning in the proposed Update maps. These designations are arbitrary while scaling up returns for real estate profiteers, certainly won't help home owners and renters in these neighborhoods nor, unfortunately, those in desperate need of housing that these plans purport to shoehorn into these residential areas. The State has already hi-jacked our neighborhoods to allow for more density and this can include opening underused buildings, including office and commercial spaces, to adaptive reuse. There is more than enough capacity to meet the mandate without forcing apartments into single family zones and taller apartments into existing multi-family areas. Furthermore, because developers can't afford to build with a significant ROI in upscale neighborhoods, these proposals just gives them license to make offers well above comparison prices for properties in less affluent communities with the intention to build, build, build for their profit, forcing families who have lived here for generations out of their homes and out of the local market, some onto the streets, others to distant suburbs where prices are lower but forces them into long, costly and climate-damaging commutes. Just MORE inequitable treatment of communities of color and those already impacted by low wages in a hyper-inflating real-estate market. Los Angeles needs AFFORDABLE housing not MORE housing. The City already has more EMPTY units than homeless people

on the street. Then there are all the office and mixed-use buildings that will see a decrease in demand as the economy moves to the work-from-home model that benefited so many during the pandemic. This shift is making more square-footage available for creative use to house not the middle classes who can barely afford what is being build but also those who really need a roof over their heads. There is no need to cram multiple multi-family developments into single-family neighborhoods and promulgate wholesale evictions of Angelenos from their existing dwellings. Please join me in sending these maps back to the drawing board until they can get it right.