

Communication from Public

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Date Submitted: 03/16/2024 08:04 AM

Council File No: 23-0623

Comments for Public Posting: I oppose Executive Directive 1 as written. I agree that LA City needs more housing that is affordable to its residents, but Executive Directive 1 has missed the mark and will not provide what LA City needs. ED 1 does not provide clear and specific guidelines for actual affordable income levels, and it does not provide existing tenants with anti-displacement protections. Amendments need to be made to prevent eviction of tenants living in rent-stabilized units, and prevent demolition of rent-stabilized properties. Any "affordable" housing development under ED 1 must offer at least 50% of units to individuals at income levels of 30-50% of Area Median Income (AMI). ED 1 violates Government Code section 65913.4(a)(7) of the State Density Bonus Law, which states that projects that require eviction of tenants and demolition of RSO properties do not qualify for a streamlined approval process. Evicting low income RSO tenants will occur under duress -- relocation specialists will harass tenants to take a small amount of relocation money, which is too little money for tenants to find alternative housing in an extremely expensive housing market. Relocation money will be insufficient to pay for moving and the high cost of rent, therefore, tenants who are seniors, disabled, have medical and mental health challenges may become homeless as a result of ED 1. Tenants who are evicted will have to wait two or three years or more to exercise a Right of Return to Replacement Units, if the building is built at all. Presently, there is no solution within the provision of ED1 for rehousing that occurs between eviction and right of return to the new development. Under ED 1 there is no guarantee that if tenants are displaced and the property is vacant, that the owner will actually build anything. The owner may choose to cancel the development and instead sell the vacant property to another entity at a windfall profit. If ED 1 is attempting to correct a housing affordability imbalance it has missed the mark. The City of LA needs to redesign ED 1 to require vacant buildings throughout Los Angeles, to be renovated as adaptive reuse to create actual affordable housing. Vacant buildings and commercial buildings could be renovated to make at least 50% of units affordable to income levels of 30% - 50% of AMI and the balance for income levels of 80% of AMI. Otherwise, LA City will experience a NET LOSS of affordable housing through demolition of RSO units,

and instead will see thousands of units that are UN-affordable to its residents who need it most, resulting in increased homelessness.