

Communication from Public

Name:

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Comments for Public Posting: I am a long-term resident of Westchester. This spring, the city proposed the upzoning of square miles of single family residential areas of Westchester that are all contiguous and are in the eastern part of Westchester near the airport. These areas are being upzoned by several levels, and will result in high density housing. This amount and level of upzoning is not happening anywhere else in CD 11. The city's plan spares dozens of areas near high concentrations of jobs and in Transit Oriented Communities near major intersections with transportation and Metro stations. This is patently obvious from looking at the draft maps. Most areas that are being upzoned on the Westside are being upzoned by one level only. At least one affluent area in Venice is actually being downzoned. The city is proposing the upzoning to comply with the state RHNA requirements and the City Housing Element. The purpose of RHNA and the City Housing Element are as follows: The Citywide Housing Incentive Program serves as one of the City's commitments to AFFH and emphasizes an equitable approach that prioritizes: * Focusing new housing capacity in Higher Opportunity areas * Protecting communities vulnerable to displacement and housing pressures * Promoting housing near jobs and transit and away from environmentally hazardous areas * Maximizing affordability and community benefits The mayor has amended Executive Directive No. 1 to provide that 100% affordable housing will not be permitted in areas zoned for single family residences. If thousands of residences in Westchester are upzoned by several levels, they will no longer be zoned for single family residences and developers will use the fast-track permit process to build 100% affordable housing or other affordable housing with density and height bonuses that will result in five-story buildings with 10 or more units being built next to single family residences. Upzoning to allow high density housing has happened in Westchester before. The streets of Reading and Ramsgate, near the border of Westchester shared with Inglewood, were upzoned and developers began purchasing residences. The homes became blighted, and the entire area became one of segregation and poverty according to the city's own maps. Five-story buildings are going up next to single-family residences. There's not a parking spot to be found on these streets, as state law prohibits the requirement of onsite parking. These

areas of Westchester proposed to be upzoned are contaminated on an ongoing basis by pollution from the airport. The incidence of childhood asthma, pulmonary problems, and pre-term labor are high in this area because of the ultra-fine particulate matter from jets. These areas are coated with "black dust" from jets, so not all particulate matter is ultra-fine. The contamination is documented by governmental and other credible agencies. The traffic in the area is heavy because of the airport which results in more pollution, and the intersections are rated "F"--the worst safety rating. The area proposed to be upzoned is very racially diverse and is adjacent to the traditionally African-American and Latino areas of Inglewood and Ladera. Under the city's plan, the affordable housing will not be in the areas with clean air. It will not be in the areas of high opportunity--instead, the affordable housing will be jammed into the most racially diverse areas of Westchester, adjacent to traditionally African-American and Latino communities. The draft ordinance to implement ED No. 1 would prohibit 100% affordable housing in Coastal Zones. This includes all of Venice west of Lincoln (which is most of Venice) and a large area of the Palisades and Playa Del Rey. Nearly all of the Palisades and most of Brentwood have received exemptions from the fast-track process under SB 423 (Wiener). The upzoning of square miles of Westchester for high density housing is a plan that has racist consequences. This may not be the city's intention, the result of the plan and city actions over the past several months is to protect white enclaves and provide square miles of Westchester. This is violative of the very purpose of the AFFH requirements of state and city law. The city's plan has racist consequences. This may not be the intention, but the result is to protect white enclaves and the creation of square miles of high segregation and poverty for people who are supposed to be provided housing in higher opportunity areas under state and city law. There is no evidence that people who need affordable housing are fire-starters or increase tsunami threats. Yet there is evidence that jamming affordable housing near the airport will cause serious health consequences. The result is also to jam tens of thousands of units of high density housing in Westchester, which is directly contrary to AFFH goals and objectives, creating areas of low opportunity, like Reading and Ramsgate

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