

Communication from Public

Name: Eastside Leadership for Equitable and Accountable Development Strategies Coalition (Eastside LEADS)

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Council File No: 23-0861

Comments for Public Posting: Please accept the attached letter as Eastside Leadership for Equitable and Accountable Development Strategies Coalition (Eastside LEADS)'s public comment.



Our Eastside: By Us, For Us

3467 Whittier Blvd, Los Angeles, CA 90023

April 10, 2026

Planning and Land Use Management Committee (PLUM)
200 N. Spring Street, Room 340
Los Angeles, CA 90012

RE: Council File 23- 0861 Boyle Heights Community Plan Update

Dear Planning and Land Use Management Committee Members,

The Eastside Leadership for Equitable and Accountable Development Strategies Coalition (Eastside LEADS) *eagerly* supports the adoption of an updated Boyle Heights Community Plan (BHCPU) that includes two final changes being considered by the Planning and Land Use Management (PLUM) Committee: (1) increasing the inclusionary zoning requirements along the Los Angeles River, specifically for the “Very Low Income” category from 17% to 22%, and (2) aligning the incentives offered under the Community Plan with those offered under the State Density Bonus and Citywide Housing Incentive Program (CHIP) ordinance.

Eastside LEADS has been actively engaging with Boyle Heights residents to ensure collective advocacy for strong policies and programs within the BHCPU that ensure future development in Boyle Heights serves the needs of the existing community and does not displace existing residents. Part of this process included dozens of interviews with community members about what they value culturally in Boyle Heights. These interviews revealed the importance of a strong cultural ecosystem and cultural economy and how they work together to help sustain the community. We are continuing to engage BH residents on the cultural resources and values that are essential to this planning process. In October 2025, the Coalition submitted a Community Priority Letter to the office of Councilmember Ysabel Jurado reemphasizing the policies and changes that the residents of Boyle Heights wish to see in the BHCPU. We appreciate Councilmember Jurado and her team’s continued collaboration with the Coalition and community members as we all work toward implementing a community plan that protects the existing residents of Boyle Heights in light of rising living costs and increasing threats of gentrification in the neighborhood.

As Boyle Heights is a predominantly immigrant neighborhood composed of 76% renters with a median household income of \$51,389, deeply affordable housing and community benefits are especially important. As such, we have continued to advocate for stronger protections for tenants and increased accountability for developers who would like to build in Boyle Heights. We urge the PLUM Committee to incorporate these community priorities into the BHCPU or to explore methods of implementation for these community priorities:

1. **Increase the inclusionary zoning requirements for the deeper affordability categories.** We urge you to support the increased inclusionary zoning requirement along the LA River for the Very Low Income category. However, because the community needs deeper affordability, we also urge you to increase the requirements for the Extremely Low Income and Acutely Low Income Units. The current requirements allow developers to choose to offer "affordable" housing at a level Boyle Heights residents cannot afford, or provide a paltry 15% Extremely Low Income units or 13% Acutely Low Income units. This requirement does not meet the housing needs of the local community and creates a cumulative impact on the surrounding neighborhood. Residents have expressed the need for access to deeply affordable housing in the area, not market-rate luxury housing.
2. **Implement a local preference policy.** We urge you to consider implementing a local preference policy within Boyle Heights. This policy would give preference for new affordable housing units to local community residents and those recently or historically displaced by development. When implemented in a manner consistent with fair housing law, this policy is a critical anti-displacement tool to protect against and repair current and historical displacement. We are optimistic that the LA City Housing Department is already drafting recommendations for what an LA City Local Preference Policy could look like and potentially making this policy a city-wide policy.
3. **Place a permanent limit on the number of permissible demolitions of units under LA's Rent Stabilization Ordinance (LARSO).** A crucial piece of housing policy is the preservation of existing affordable housing. LARSO is a lifeline for so many families in Boyle Heights, and must be preserved. To improve tenants' ability to find temporary replacement housing and exercise their right to return, projects receiving incentives under the Community Benefits Program should be required to implement a City-approved tenant relocation plan for displaced tenant households that actually identifies specific units where a tenant can relocate to in the same neighborhood and at an affordable rent.
4. **Implement programs that strengthen enforcement mechanisms for community benefit agreements.** Developers often promise community benefits when applying for land use entitlements, but with little to no monitoring of those obligations, these promises often are broken. We urge you to consider implementing stronger enforcement mechanisms to ensure compliance with community benefits agreement and voluntary conditions of approval. For example, potentially restricting eligibility for some incentive

programs or discretionary approvals for developers that have not followed through with past promises of community benefits. Other cities have already implemented programs like this, and we urge you to consider implementing such a program in Boyle Heights and Los Angeles.

Please adopt the proposed changes to the BHCPU. We also urge the Planning and Land Use Management Committee to incorporate our other community priorities into the BHCPU, or alternatively, to explore methods of implementation for these community priorities.

Thank you for your consideration.

Signed,

Eastside LEADS Coalition Partners and Allies:

