

Communication from Public

Name: Miracle Mile Democratic Club
Date Submitted: 06/12/2024 11:48 PM
Council File No: 24-0490
Comments for Public Posting: Please see attached for Miracle Mile Democratic Club's letter opposing Council File 24-0490



Re: Council File 24-0490 - OPPOSE

Dear Councilmember Yaroslavsky:

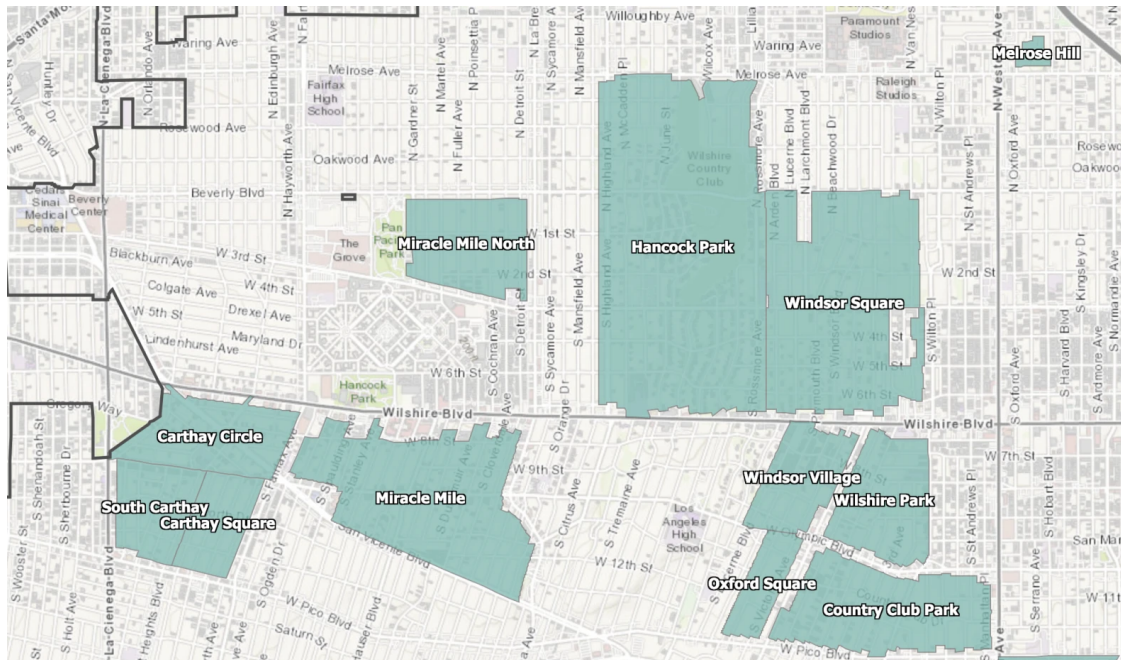
The Miracle Mile Democratic Club strongly opposes your motion to re-impose Historic Preservation Overlay Zone (HPOZ) review to 100% affordable housing projects proposed under Mayor Bass's Executive Directive 1 (ED1).

Since its enactment in December 2022, ED1 has resoundingly succeeded in getting more affordable housing projects proposed and built in Los Angeles. The City has received plans for more than 14,000 new units of affordable housing - more than several previous years' plans combined. The Miracle Mile Democratic Club enthusiastically supports making ED1 permanent and expanding upon its success to build the housing working Angelenos desperately need.

ED1 has been so successful because the guaranteed 60-day timeline for approval of 100% affordable plans that fulfill ED1 criteria provides a strong incentive for developers to propose 100% affordable projects. However, your motion to re-impose HPOZ review on ED1 projects will mean that no ED1 projects will be proposed or built in HPOZs. The entire point of ED1 is that 100% affordable projects will not be hampered by red tape from the City.

As HPOZ review can take years of meetings and re-designs and require approvals from multiple entities, your motion would undercut this goal of building more affordable housing. One neighbor with enough time and money can drag the entire process out, raising the local cost of living and rent, thereby pushing LA City residents into homelessness — and recent City history confirms this. In practice, this means that 100% affordable projects under ED1 simply will not be proposed in HPOZs, and your motion will amount to a de facto ban.

This would be an especially egregious outcome for the Miracle Mile area, in which several of our wealthiest neighborhoods are HPOZs:



Your motion will mean that ED1 projects will not be built even in the parts of Hancock Park, Windsor Square, or Carthay Circle where multi-family housing is currently allowed. As you may know, the historical legacies of these neighborhoods is not simply their architecture — these were the neighborhoods that actively excluded and segregated against Jews, African-Americans, and other minorities until only a few decades ago. Single-family zoning and historical overlays were used extensively in Los Angeles to maintain exclusionary patterns after redlining became illegal. By disallowing ED1 projects even where these neighborhoods allow multi-family housing, your motion would reestablish and entrench that exclusionary legacy.

Councilmember, you have spoken to our club at length about your background in environmental protection and your priorities in for fighting climate change. We remind you that the City will not meet its climate goals without reducing dependency on driving and encouraging more people to walk, bike, and take public transit. With the Metro D Line extension set to open in the Miracle Mile soon, we should be building much more transit-oriented affordable housing along the Wilshire corridor — not actively discouraging that housing from being built.

Finally, we are disappointed and demoralized of having our elected leaders tell us variations of “we do not have a housing crisis; we only an affordable housing crisis” or “we need more housing but it has to be affordable” — only see them move the goalposts and side with NIMBYs once a concrete plan for more affordable housing is in front of them or, worse yet, already in action. We remain hopeful that you will withdraw your motion and not play into the hypocrisy we have seen time and time again.

In conclusion, the Miracle Mile Democratic Club strongly opposes this motion. We urge you to withdraw it and work to strengthen ED1, rather than undercutting it.

Sincerely,

Miracle Mile Democratic Club
Executive Board