

## Communication from Public

**Name:** Cord Thomas

**Date Submitted:** 08/19/2025 07:17 AM

**Council File No:** 25-0002-S19

**Comments for Public Posting:** Los Angeles is in urgent need of more affordable housing. Housing shortages cause an endless collection of problems for everyone in Los Angeles. People working on the west side have to drive hours from the east where housing is more attainable. This adds hundreds of thousands of vehicles to our roads adding to air pollution, traffic and accidents. With recent investments in our Metro, there are new, very appealing opportunities to provide housing for these same people closer to where they work and allow them to use the new metro lines. SB-79 offers Los Angeles a great opportunity to further combat our housing affordability crisis. I oppose this motion and urge the City Council to do the same. It's time to remove barriers to increasing our housing stock and SB-79 offers a promising solution. Vote No.

## Communication from Public

**Name:** Alexandro Zambrano-Tamayo

**Date Submitted:** 08/19/2025 07:42 AM

**Council File No:** 25-0002-S19

**Comments for Public Posting:** Good morning Councilmembers, I strongly urge you not to oppose SB 79. This bill addresses one of Los Angeles' greatest challenges: the lack of affordable and accessible housing near jobs and transit. Allowing mid-rise housing near major bus stops and rail stations is essential if we are serious about reducing displacement, cutting greenhouse gas emissions, and building an equitable city where future generations can thrive. Exempting cities with state-approved Housing Elements, as this resolution proposes, would gut the bill's impact. Los Angeles has repeatedly failed to meet its housing obligations even while claiming compliance on paper. Local control has too often been used to block needed housing, driving up costs and pushing families into longer commutes or out of the city altogether. The climate crisis, housing affordability crisis, and traffic crisis are intertwined. SB 79 is a commonsense step to align land use with our climate goals and reduce the intergenerational inequities caused by exclusionary zoning. Please do not add Los Angeles' voice to those trying to weaken this important legislation. Instead, support SB 79 and show leadership for a more affordable, sustainable, and inclusive city. Thank you. Alexandro Zambrano-Tamayo

## Communication from Public

**Name:** Brad Falk

**Date Submitted:** 08/19/2025 12:59 AM

**Council File No:** 25-0002-S19

**Comments for Public Posting:** LA has a huge problem with housing affordability, and it makes sense to build more around our major transit stops.

## Communication from Public

**Name:**

**Date Submitted:** 08/19/2025 03:37 AM

**Council File No:** 25-0002-S19

**Comments for Public Posting:** I strongly urge the Council to SUPPORT SB79. Homelessness is fundamentally a housing problem. Research is clear: without dramatically increasing the supply of homes, Los Angeles will never solve it. Professors Gregg Colburn and Clayton Page Aldern of the University of Washington have shown that cities with higher housing costs consistently have higher homelessness rates regardless of poverty, addiction, or mental illness rates. The only durable solution is to build more homes. Ezra Klein of The New York Times, in his book *Abundance*, details how Los Angeles' restrictive, discriminatory zoning laws have long stifled growth, fueling scarcity, displacement, and rising rents. Our failure to meet housing demand has turned Los Angeles into a national cautionary tale. On top of that, urban economics research (such as Urban3's fiscal analyses) demonstrates that low-density zoning is fiscally unsustainable: single-family sprawl costs cities more in infrastructure and services than it generates in tax revenue. By contrast, higher-density housing is more efficient, fiscally responsible, and community-sustaining. SB79 provides one of the most significant opportunities in decades to change course. By upzoning land within a half-mile of bus rapid transit, light rail, heavy rail, and commuter rail stops, it ensures that new housing is built alongside the billions of dollars Angelenos have already enthusiastically invested in public transit. This bill is not in conflict with Los Angeles' Housing Element. In fact, it helps accelerate the very upzoning the City has already committed to under state law. Blocking SB79 is not "local control". It's obstruction of a plan that voters and taxpayers have already endorsed. Let's also be clear on the common talking points used to resist change: "Affordable housing won't get built. Only luxury units will." In reality, increasing overall supply helps lower prices across the market. Without more homes, even older, once-affordable apartments get bid up and turned into "luxury units" by scarcity. In addition, state density bonus laws and affordable set-aside requirements ensure new development near transit includes below-market units. "This will destroy neighborhood character." What destroys communities is displacement, overcrowding, and homelessness caused by artificially restricted housing supply. Density near transit creates walkable, vibrant neighborhoods that future generations can

actually afford to live in. "Los Angeles can't handle the growth. What about water, traffic, and infrastructure?" Los Angeles is already growing, but just without enough homes. This forces longer commutes and worsens traffic and emissions. SB79 channels growth into the most sustainable places: near transit, where infrastructure already exists, and where residents are less likely to drive. And on water: per capita usage has fallen dramatically over decades; apartments use less water per resident than sprawling single-family homes with lawns. Passing SB79 is not just a housing policy. It is a moral imperative because housing is a human need. It is a fiscal imperative because density makes our city more financially sustainable. And it is an environmental imperative because building near transit reduces emissions and protects our climate in the face of the existential threat that is the climate crisis. I urge you: vote to SUPPORT SB79 and give Los Angeles the tools it needs to finally address its housing crisis.