

## Communication from Public

**Name:** marianne king

**Date Submitted:** 10/26/2025 10:17 AM

**Council File No:** 25-1083

**Comments for Public Posting:** I support this motion but wish it was considered like 6 months ago when we knew this was coming down the pipeline.....

## Communication from Public

**Name:** Abundant Housing LA  
**Date Submitted:** 10/26/2025 11:03 AM  
**Council File No:** 25-1083  
**Comments for Public Posting:** Abundant Housing LA supports CF 25-1083 if amended.



10/26/2025

LA City Council  
Los Angeles City Hall  
200 North Spring Street  
Los Angeles, CA 90012

**RE: CF 25-1083 (Comprehensive Report on SB 79)**

Dear City Council Members:

At the October 28, 2025 Planning and Land Use Committee meeting, committee members will be asked to consider a motion from Councilmember Park in response to SB 79, which is now California state law, following Governor Newsom signing this landmark bill. Councilmember Park's motion asks for two different reports from city agencies. The first report would detail where and how SB 79 would create new zoning standards within the city, as well as the city's options related to local implementation, including delayed effectuation of certain parcels. The second report would detail costs and revenues associated with the new density that SB 79 will provide.

SB 79 is a vitally important new law, which will increase mixed income housing production in the midst of a major housing shortage, increase access to homes near major transit investments, support transit ridership, and reduce carbon emissions. As such, we disagree with some of the premises that seem to animate the existing motion as written. For example, SB 79 is not blind to the preferences of local communities, but rather provides significant flexibility and time for cities to implement SB 79 in ways that preserve local control. And SB 79 will not be a strain on infrastructure but will rather provide the density and requisite tax revenue needed to maintain and enhance our underfunded infrastructure. Nevertheless, Councilmember Park's motion requests information that will be highly useful for the City Council as it makes decisions around SB 79 implementation. Below we urge PLUM members to adopt amendments to the motion to ensure that the Council receives robust and balanced information for policymaking decisions. We also make policy recommendations related to delayed effectuation.

Please amend Councilmember Park's motion in the following ways:

- **Instruct the Department of City Planning to conduct a robust analysis regarding the impact of delayed effectuation and transit-oriented development alternative plan designs on housing production and Affirmatively Furthering Fair Housing (AFFH),** so that City Council can evaluate how implementation choices advance housing equity or

further entrench patterns of segregation within the context of the city's present and future RHNA obligations. This analysis should be based on modeling zoned capacity in SB 79 transit-oriented development zones as well as the geographies studied under the Citywide Housing Incentive Program (CHIP).

- **Instruct city agencies to produce a balanced impact study with a broad evaluation of the benefits of SB 79**, including increased revenues (property taxes, sales taxes, transient occupancy taxes, utility user taxes), cost savings associated with serving dense neighborhoods, job creation, increased school enrollment, increased supply of deed-restricted housing units, and more.

Abundant Housing LA strongly urges the City Council to implement delayed effectuation strategies in ways that Affirmatively Further Fair Housing, maximize new housing opportunities, and reduce displacement:

- **Do not delay effectuation in highest- and high-resource neighborhoods.** The majority of SB 79 stops are outside of the city's highest-opportunity neighborhoods. Delaying effectuation in high-resource areas would blunt the ability of the city to advance AFFH via SB 79.
- **Do not delay effectuation in single-family zones.** The opening up of single-family neighborhoods is a powerful tool for increasing access to opportunity and removing development pressure off of existing multifamily neighborhoods stemming tides of displacement.
- **Take a nuanced approach when it comes to sensitive areas.** In low-resource areas, SB 79 should be available in single-family zones and on commercial boulevards, whereas delayed effectuation in renter-occupied R2 zones is appropriate. In Historic Preservation Overlay Zones, SB 79 should be available on R1 non-contributing properties at the very least.

SB 79 can provide enormous benefits to the city, in the form of more housing opportunities, increased transit ridership, cleaner air, less traffic, and increased revenues. Please make the amendments outlined above to ensure that Council has robust information to make implementation decisions, and implement SB 79 in ways that promote housing equity and maximize its positive impact.

Sincerely,

A handwritten signature in black ink, appearing to read 'Azeen Khanmalek', with a stylized, flowing script.

**Azeen Khanmalek**  
Executive Director



Abundant Housing LA