

Communication from Public

Name: Housing Action Coalition

Date Submitted: 10/28/2025 11:51 AM

Council File No: 25-1083

Comments for Public Posting: Dear Chair and Members of the PLUM Committee, On behalf of the Housing Action Coalition (HAC), a nonprofit organization that advocates for more housing choices and equitable growth across California, I write to urge the City of Los Angeles to fully and faithfully implement Senate Bill 79 (SB 79). This landmark state law—expanding transit-oriented development throughout California—offers Los Angeles a powerful opportunity to advance affordability, sustainability, and fair housing simultaneously. We appreciate that the City Council is taking early steps to study implementation strategies through the motion introduced by Councilmember Park. However, we are concerned that some of the framing in the motion risks treating SB 79 as a threat to manage rather than an opportunity to seize. Los Angeles should approach SB 79 as a cornerstone of its Housing Element and Climate Action commitments—not as a burden to mitigate. Implement SB 79 to Its Fullest Extent SB 79 was enacted to increase housing near major bus and rail corridors, reduce carbon emissions, and advance the state’s obligation to Affirmatively Further Fair Housing (AFFH). Los Angeles must ensure that implementation does not water down these goals through overbroad exemptions or delayed effectuation. All high- and highest-resource neighborhoods, including single-family zones near major transit stops, should be included within the program’s coverage. Protect Tenants and Target Real Displacement Risks Where genuine risks of tenant displacement exist—particularly in low-resource multifamily neighborhoods—HAC supports limited, evidence-based exemptions paired with robust tenant protection. Delaying implementation broadly would contradict the spirit of SB 79 and perpetuate historic inequities. Ensure Balanced and Transparent Analysis The City’s forthcoming report should include a balanced assessment of SB 79’s benefits, not only its costs. In addition to infrastructure considerations, the analysis should quantify: ? The increase in housing supply and mixed-income opportunities ? Fiscal benefits, including property, sales, and utility tax revenues; ? Reduced vehicle miles traveled, emissions, and congestion; ? Improved transit ridership and economic development around stations; and ? Contributions toward the city’s RHNA and AFFH obligations. Advance Implementation in Good Faith We urge the PLUM Committee to

instruct LA City Planning and partner departments to move forward with good-faith implementation that reflects real leadership in pro-housing, climate-aligned policy. Creating unwieldy alternative plans or other delay mechanisms would reintroduce barriers SB 79 was designed to overcome. The Housing Action Coalition and our members stand ready to work with the City to ensure SB 79 delivers its full promise—more homes near transit for more Angelenos. Thank you for your leadership on this critical matter. Sincerely, Jesse Zwick Southern California Director | Housing Action Coalition



October 28, 2025

Chair and Members
Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street
Los Angeles, CA 90012

Re: Council File 25-1083, Implementation of Senate Bill 79 (SB 79) – Support for Full and Equitable Application in Los Angeles

Dear Chair and Members of the PLUM Committee,

On behalf of the Housing Action Coalition (HAC), a nonprofit organization that advocates for more housing choices and equitable growth across California, I write to urge the City of Los Angeles to fully and faithfully implement Senate Bill 79 (SB 79). This landmark state law—expanding transit-oriented development throughout California—offers Los Angeles a powerful opportunity to advance affordability, sustainability, and fair housing simultaneously.

We appreciate that the City Council is taking early steps to study implementation strategies through the motion introduced by Councilmember Park. However, we are concerned that some of the framing in the motion risks treating SB 79 as a threat to manage rather than an opportunity to seize. Los Angeles should approach SB 79 as a cornerstone of its Housing Element and Climate Action commitments—not as a burden to mitigate.

Implement SB 79 to Its Fullest Extent

SB 79 was enacted to increase housing near major bus and rail corridors, reduce carbon emissions, and advance the state’s obligation to Affirmatively Further Fair Housing (AFFH). Los Angeles must ensure that implementation does not water down these goals through overbroad exemptions or delayed effectuation. All high- and highest-resource neighborhoods, including single-family zones near major transit stops, should be included within the program’s coverage.

Protect Tenants and Target Real Displacement Risks

Where genuine risks of tenant displacement exist—particularly in low-resource multifamily neighborhoods—HAC supports limited, evidence-based exemptions paired with robust tenant protection. Delaying implementation broadly would contradict the spirit of SB 79 and perpetuate historic inequities.

Ensure Balanced and Transparent Analysis

The City's forthcoming report should include a balanced assessment of SB 79's benefits, not only its costs. In addition to infrastructure considerations, the analysis should quantify:

- The increase in housing supply and mixed-income opportunities
- Fiscal benefits, including property, sales, and utility tax revenues;
- Reduced vehicle miles traveled, emissions, and congestion;
- Improved transit ridership and economic development around stations; and
- Contributions toward the city's RHNA and AFFH obligations.

Advance Implementation in Good Faith

We urge the PLUM Committee to instruct LA City Planning and partner departments to move forward with good-faith implementation that reflects real leadership in pro-housing, climate-aligned policy. Creating unwieldy alternative plans or other delay mechanisms would reintroduce barriers SB 79 was designed to overcome.

The Housing Action Coalition and our members stand ready to work with the City to ensure SB 79 delivers its full promise—more homes near transit for more Angelenos.

Thank you for your leadership on this critical matter.

Sincerely,

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

Jesse Zwick
Southern California Director | Housing Action Coalition

Communication from Public

Name:

Date Submitted: 10/28/2025 09:22 PM

Council File No: 25-1083

Comments for Public Posting: As a Los Angeles resident, I write urging you to incorporate best land-use practices as you take the first steps toward implementing Senate Bill 79, which expands transit-oriented development throughout California. At its October 28, 2025 meeting, the Planning and Land Use (PLUM) Committee will be asked to consider a motion from Councilmember Park requesting reports from city agencies on the impact of SB 79 and the strategies for implementing it. 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, reduce carbon emissions, and generate revenue in a time of fiscal challenges. SB 79 provides significant flexibility and time for cities to implement in ways that reflect local knowledge and priorities. It's essential that Los Angeles has robust and balanced information to support implementation decisions which advance housing equity, create abundant opportunities, and reduce displacement. I am requesting that the report back instructions to city agencies be amended in the following ways: - Instruct the Department of City Planning to analyze the impact that delayed effectuation and transit-oriented development alternative plan designs would have on housing production and Affirmatively Furthering Fair Housing (AFFH) within the context of LA's present and future RHNA obligations. - 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. Furthermore, I make the following recommendations related to delayed effectuation: - Do not delay effectuation in high- and highest-resource neighborhoods. - Do not delay effectuation in single-family zones - Take a nuanced approach when it comes to sensitive areas. In low-resource areas, SB 79 should be available in applicable 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 will provide enormous benefits to the city, in the form of

more housing opportunities, increased transit ridership, cleaner air, less traffic, and increased revenues. Especially in a time like now, where people are leaving California due to housing prices, it is crucial to keep the state's and the city's importance by allowing people to live near convenient transit. Please make these requested amendments 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.