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Your Community Impact Statement Submittal - Council File Number: 26-0002-S21

1 message

LA City SNow <cityoflaprod@service-now.com>

Tue, May 12, 2026 at 11:25 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: lahd-hdb-ahcstaff@lacity.org, Clerk.CIS@lacity.org, abigail@estolanoadvisors.com, Tiffany.Prescott@hacla.org, sailasya.nwwnc@gmail.com

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: North Westwood

Name: Sailasya Munamarty

Email: sailasya.nwwnc@gmail.com

The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/06/2026

Type of NC Board Action: For

Impact Information

Date: 05/12/2026

Update to a Previous Input: No

Directed To: City Council and Committees, Affordable Housing Commission, Housing Authority of the City of Los Angeles, United To House LA Citizen Oversight Committee

Council File Number: 26-0002-S21

City Planning Number:

Agenda Date:

Item Number:

Summary: please see attached community impact statement.



- COMMUNITY IMPACT STATEMENT -

Council File: [26-0002-S21](#)

Title: Assembly Bill 1903 (Wicks) / Condominium Housing Units / Construction Defects / Applicable Standards

Position: For

The North Westwood Neighborhood Council submits this Community Impact Statement in strong support of Council File 26-0002-S21 and Assembly Bill 1903 (Wicks). Our neighborhood includes a significant number of condominium owners who rely on stable, attainable homeownership opportunities to remain in West Los Angeles. Over the past two decades, the dramatic decline in new condominium construction has limited pathways for middle-income residents, young professionals, and long-term renters to transition into ownership within our community.

Current construction defect liability frameworks have unintentionally discouraged condominium development by imposing higher costs and risks compared to rental housing. These added burdens are ultimately passed on to buyers or result in projects never being built at all. For existing condominium owners in North Westwood, this constrained supply reduces market mobility, limits opportunities for downsizing or upgrading within the neighborhood, and places upward pressure on prices. AB 1903's targeted reforms offer a balanced approach that maintains consumer protections while making condominium development more feasible.

Supporting AB 1903 aligns with the City's broader housing goals by restoring a critical segment of the housing market: for-sale multifamily units. Increasing condominium production will expand homeownership opportunities, strengthen neighborhood stability, and provide current and future residents of North Westwood with more equitable access to housing. We urge the City Council to adopt this resolution and advocate for the passage of AB 1903 as an essential step toward a more balanced and inclusive housing landscape.