

# Communication from Public

**Name:** Housing Action Coalition  
**Date Submitted:** 03/20/2026 02:10 PM  
**Council File No:** 26-0290  
**Comments for Public Posting:** See attached letter



March 18, 2026

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

Re: Opposition to Proposed Interim Control Ordinance and Additional Attempts to Undermine State Housing Law (Council File No. 26-0290)

Dear Honorable City Councilmembers,

The Housing Action Coalition (HAC) strongly opposes the motion advanced by the PLUM Committee on March 10, 2026 that is intended to undermine the implementation of state law AB 2011, The Affordable Housing and High Road Job Act of 2022. While framed as a narrow response to an unintended interaction between state law and the Los Angeles zoning code, the proposed ICO is not a technical fix. It is a citywide rollback of one of California's most important housing production tools.

This action directly contradicts guidance that Attorney General Rob Bonta issued to every city and county in California in July 2023. That letter made clear that urgency ordinances cannot be used to circumvent ministerial housing laws like AB 2011, and that AB 2011's own fire safety provisions—which require projects in Very High Fire Hazard Severity Zones to comply with state mitigation standards—make a generalized urgency ordinance not just unnecessary but disingenuous. HCD and the Attorney General's office has been contacted about the City's pending actions and may weigh in. The Council should not proceed without that guidance.

While the actions contemplated are in reaction to a particular proposed housing project in Council District 3, the stakes here extend far beyond it. Los Angeles has committed to building over 450,000 new housing units under its RHNA allocation and is nowhere close to that target. AB 2011 is one of the few tools that delivers mixed-income housing—including units affordable to low-income families—through a streamlined ministerial process. Stripping eligibility from sites across the city moves Los Angeles in exactly the wrong direction at exactly the wrong time.

HAC takes wildfire risk seriously. But the fire safety rationale for this ICO does not hold up. AB 2011 already mandates compliance with state fire safety codes in high-risk zones. And related Council actions—including a motion to vacate portions of Canoga Avenue, which would narrow a hillside evacuation route in a VHFSZ—make it difficult to accept fire safety as the driving concern. When the proposed solution to a fire risk is to make a street narrower, something other than safety is motivating the action.

If the City proceeds, it risks HCD enforcement action, loss of its Pro-Housing Designation—which would jeopardize competitive state funding for affordable housing—and litigation. The Attorney General's 2023 letter explicitly warned that

jurisdictions with insufficiently supported urgency ordinances are vulnerable to legal challenge.

HAC urges the Council to reject this motion and suspend consideration until HCD has issued guidance on the legality of the City's proposed actions. Los Angeles should be leading on housing production, not finding new ways to block it.

Sincerely,

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

Jesse Zwick

Southern California Director  
Housing Action Coalition

**cc:** Rob Bonta, California Attorney General  
California Department of Housing and Community Development  
Karen Bass, Mayor of Los Angeles  
Hydee Feldstein Soto, Los Angeles City Attorney

## Communication from Public

**Name:** Joshua Ray

**Date Submitted:** 03/23/2026 10:34 AM

**Council File No:** 26-0290

**Comments for Public Posting:** I am writing as a concerned resident and housing advocate to urge the Los Angeles City Council to reject the attempts by Councilmember Bob Blumenfield to strip housing eligibility from sites across the city — in direct violation of state law. (Council File No. 26-0290). AB 2011 is one of the most important tools California has created to address the housing crisis, providing a streamlined pathway to build mixed-income housing along commercial corridors. This motion, put forward by Councilmember Bob Blumenfield in response to a proposed AB 2011 project he doesn't like, would eliminate AB 2011 eligibility for an untold number of housing sites across Los Angeles. The City should be using this tool to address its housing shortage, not dismantling it. In addition to being bad policy, this action is not legally sound. Attorney General Rob Bonta has already warned all California cities that urgency ordinances cannot be used to circumvent state housing laws like AB 2011. Proceeding with this motion risks enforcement action from HCD, loss of the City's Pro-Housing Designation, and costly litigation — while doing nothing to address the housing shortage that affects every neighborhood in our city. Los Angeles needs more housing, not less. The City has committed to building over 450,000 units this decade and is far behind. I urge you to reject this motion and focus the City's energy on implementing state housing law and building the homes we need. The housing crisis demands leadership — not obstruction.