



April 15, 2019

Council President Herb Wesson
Los Angeles City Council
200 North Spring Street
Los Angeles, CA 90012

Re: Support for Senate Bill 50 (Council File #19-0002-S38, Agenda Item #27)

Council President Wesson,

Established in 1924, Central City Association (CCA) is committed to advancing policies and projects that enhance Downtown Los Angeles' vibrancy and increase investment in the region. CCA represents more than 400 businesses, trade associations and nonprofit organizations, and we are strongly supportive of policies that will address our state's backlog of 3.5 million homes and help produce housing at all income levels. It is for that reason that we write in support of Senate Bill 50 (Wiener) and ask that you oppose the resolution before you on April 16th.

In the resolution, the City's Transit-Oriented Communities (TOC) program is cited as a reason for maintaining local control and opposing SB 50. Since the approval of the TOC guidelines in September 2017, the program has resulted in applications for over 13,000 new homes including nearly 2,400 for low-income households. Of those 2,400 affordable units, 42% are dedicated to LA residents earning 30% of area median income or less. Thanks to the program's forward-thinking parking incentives, many TOC projects include less than 1 parking space per unit, making these new homes more affordable and encouraging car-free and car-lite households to occupy them. And because it's structured as an incentive program, the TOC guidelines have accomplished all of this at no cost to the City, preserving public funds for use on additional affordable homes, supportive housing, and homeless shelters. By any measure of housing affordability or environmental sustainability, the TOC program has been a great success.

SB 50 builds on that success. It takes many of the lessons learned from the TOC program, improves on them, and applies them across the state at the scale needed to meaningfully address our affordability challenges. Far from being "one-size-fits-all," SB 50 offers different incentives based on factors including transit quality and station distance, job access, and local socioeconomic factors; these same characteristics are shared by the TOC guidelines. As with statewide educational standards and emissions targets, SB 50 establishes minimum standards that local jurisdictions can meet or exceed, but it doesn't allow any city to foist its responsibilities onto neighboring jurisdictions, as many do today. Every city must pull its weight to build a more affordable California, and SB 50 will finally ensure that they do.

SB 50 further improves upon the TOC program by permitting more homes in low density, transit-accessible residential zones that haven't contributed to the housing solution. The bill will produce more affordable homes in some of our most exclusionary communities, here in LA and across the state, reducing pressure on lower- and middle-income neighborhoods. It also includes displacement protections that go far beyond those provided by the City, prohibiting SB 50 incentives from being used on any parcel occupied by renters in the past seven years. These are policies that housing providers and tenant advocates can both get behind, and they should enjoy your support as well.



SB 50 is supported by a diverse array of organizations including the National Resources Defense Council, the California League of Conservation Voters, AARP California, Habitat for Humanity, the California Association of Realtors, the Non-Profit Housing Association of Northern California, the UC Student Association, the California Labor Association, the State Building and Construction Trades Council, and business organizations including the LA Area Chamber of Commerce and CCA. SB 50 is also endorsed by numerous elected officials including the mayors of San Francisco, Oakland, San Jose, and Sacramento.

In contrast to overheated rhetoric and misinformation coming from opponents of SB 50, the bill's authors have demonstrated that they're committed to creating more affordable, sustainable, healthy communities that are socially and economically enriching. The breadth of its endorsements, 14 bipartisan legislative coauthors, and 9-to-1 vote at its first Senate committee are testaments to that fact.

CCA will continue to defend practical, effective policies like the TOC program and champion bold proposals like SB 50 that help us create a more affordable and inclusive region; we are for both-and solutions, not either/or. We strongly encourage City Council to join us and our many partners in supporting SB 50 and working toward statewide, collaborative solutions that match the scale of our housing challenges.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Lall', is positioned below the word 'Sincerely,'.

Jessica Lall
President & CEO, Central City Association of Los Angeles

Cc: Los Angeles City Council
Vince Bertoni, Planning Director

Fwd: City Council Agenda Item #19-0002-S38 for April 16, 2019 - Resolution (Koretz Harris-Dawson)

Gloria Pinon <gloria.pinon@lacity.org>

Mon, Apr 15, 2019 at 8:39 AM

To: Clerk - Public Use - Clerk Council and Public Services <Clerk.CPS@lacity.org>

----- Forwarded message -----

From: **Joel Preisler** <preisler@pacbell.net>

Date: Mon, Apr 15, 2019 at 6:20 AM

Subject: City Council Agenda Item #19-0002-S38 for April 16, 2019 - Resolution (Koretz Harris-Dawson)

To: <councilmember.cedillo@lacity.org>, <councilmember.Krekorian@lacity.org>, <councilmember.blumenfield@lacity.org>, <david.ryu@lacity.org>, <paul.koretz@lacity.org>, <councilmember.martinez@lacity.org>, <councilmember.rodriguez@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.price@lacity.org>, <councilmember.wesson@lacity.org>, <councilmember.bonin@lacity.org>, <councilmember.Smith@lacity.org>, <councilmember.ofarrell@lacity.org>, <councilmember.huizar@lacity.org>, <councilmember.buscaino@lacity.org>
Cc: <CityClerk@lacity.org>

Dear Councilmembers:

I am writing today to support Resolution (Koretz - Harris-Dawson), adoption of which will include, in the City's 2019-2020 State Legislative Program, opposition to California Senate Bill 50 (SB 50).

As currently written, SB 50 would allow construction of multi-family residential buildings near major transit stops unless otherwise prohibited by local land use regulations and procedures.

The purpose of the resolution before you is to make the City's support of SB 50 contingent upon its amendment to exclude Los Angeles from its provisions.

According to the Report of the Chief Legislative Analyst dated March 7, 2019, this resolution "advises that through Measure JJJ and its Transit-Oriented Communities (TOC) program, the City is already meeting its state-required housing goals while taking different approaches tailored to the unique characteristics of the City's neighborhoods.

Furthermore, according the CLA's interpretation of the Resolution, "SB 50 seeks to replicate the City's TOC program statewide, but without respecting the integrity of single family zoning and other local characteristics."

Per the CLA, the Resolution "asserts that SB 50 still contains inadequately-defined language, that its relationship to the Ellis Act and affordable housing laws uncertain, and that the bill would muddle the City's in-progress Community Plan Updates."

As such, the Resolution "requests that the City oppose SB 50, unless amended to exclude the City of Los Angeles from its provisions."

I am strongly in favor of transit-oriented development within the framework established by Measure JJJ, which was approved by voters in November 2016.

I see no reason to support legislation which would undermine the City's ability to manage its own affairs with respect to land use in the City.

As currently written, SB 50 would transfer much of the city's control over land use to the state and to the Los Angeles Metropolitan Transit Authority, an arrangement that would interfere with effective growth management by the City, and make no allowance for consideration of local community needs and conditions.

Inasmuch as opposition to SB 50 is consistent with both the City's longstanding policy of opposing legislation that constrains or reduces its local control and with the interests of the City's residents and businesses, I urge the Council to adopt Resolution (Koretz - Harris-Dawson).

Sincerely,
Joel Preisler
Resident
[1140 S Shenandoah St](#)
[Los Angeles, California](#)
[90035](#)

Hon. Herb J. Wesson Jr., Tenth District
President

Hon. Nury Martinez, Sixth District
President Pro Tempore

Hon. Joe Buscaino, Fifteenth District
Assistant President Pro Tempore

Hon. Gilbert A. Cedillo, First District

Hon. Paul Krekorian, Second District

Hon. Bob Blumenfield, Third District

Hon. David E. Ryu, Fourth District

Hon. Paul Koretz, Fifth District

Hon. Monica Rodriguez, Seventh District

Hon. Marqueece Harris-Dawson, Eighth District

Hon. Mike. Bonin, Eleventh District

Hon. Greig Smith, Twelfth District

Hon. Mitch O'Farrell, Thirteenth District

Hon. Jose Huizar, Fourteenth District

Fwd: C. KORETZ RESOLUTION OPPOSING SB 50 / CF 19-0002-S38

Anna Martinez <anna.martinez@lacity.org>
To: Clerk Council and Public Services <Clerk.CPS@lacity.org>

Mon, Apr 15, 2019 at 9:57 AM

----- Forwarded message -----

From: **Jane Demian** <jane.demian1@gmail.com>

Date: Mon, Apr 15, 2019 at 9:52 AM

Subject: C. KORETZ RESOLUTION OPPOSING SB 50 / CF 19-0002-S38

To: <councilmember.cedillo@lacity.org>, <councilmember.krekorian@lacity.org>, <councilmember.huizar@lacity.org>, <councilmember.harris-dawson@lacity.org>, <councilmember.blumenfield@lacity.org>, <councilmember.price@lacity.org>, <councilmember.buscaino@lacity.org>, <councilmember.martinez@lacity.org>, <councilmember.koretz@lacity.org>, <councilmember.bonin@lacity.org>, <councilmember.ofarrell@lacity.org>, <councilmember.ryu@lacity.org>, <councilmember.wesson@lacity.org>, <councilmember.smith@lacity.org>

Cc: <CityClerk@lacity.org>, Jane Demian <jane.demian1@gmail.com>

Hello Councilmembers. I am writing in support of CF 19-0002-S38 Resolution from C. Koretz opposing Sen Scott Wiener's upzoning bill SB 50. Here is a link to the Resolution: http://clkrep.lacity.org/onlinedocs/2019/19-0002-S38_reso_02-27-2019.pdf

Over 55 tenant and housing groups throughout California have expressed their concern about this bill through letters directed to the State Senator's office. I am a member of Housing Now and Tenants Together whose member organizations have opposed this bill.

Per a March 30, 2019 article in the San Francisco Examiner, Sen Wiener's home town, District 4 Supervisor Gordon Mar introduced a Motion opposing SB 50 and called for city leaders to work together to draft amendments to the bill. Board of Supervisors President Norman Yee, Rafael Mandelman, Sandra Lee Fewer, Aaron Peskin, Shamann Walter and Hillary Rosen co-sponsored the Resolution.

This is an upzoning bill that makes assumptions that upzoning land parcels near transit in order to build multi-family high density housing will provide needed housing and will increase transit ridership. Both those assumptions are flawed. Here's why:

1. A study and mapping project by UCLA Luskin School of Public Affairs and the Center for Neighborhood Knowledge concluded that building new multi-unit housing developments near transit pushes out the very people who actually use public transit. It replaces lower income tenants with higher income tenants which drives up the cost of housing around the new development. In other words, transit-oriented development that is not done justly and equitably creates a gentrification effect;
2. The housing being proposed under the bill is majority market rate, luxury housing with low income or "affordable housing" built in accordance with requirements of the State Density Bonus Program. City Comptroller Ron Galperin conducted a study which concluded that building according to Density Bonus does not produce an adequate number of "affordable" or low income units that are needed to house California's population. Last year 83% of apartments built in California's three largest cities were unaffordable luxury units. San Francisco's 2017 Nexus study shows that for every 100 new luxury units built, 30-40 affordable units must be built JUST OT STAY EVEN AND NOT HURT WORKING FAMILIES.

As an upzoning bill, developers are given opportunities to waive local planning and usurp local control by choosing their own incentives such as reducing setbacks; increasing Floor Area Ratio (FAR) up to 47% to 297%; build apartment towers with no parking, ignore development standards and environmental sustainability requirements; reduce open space considerably; lose protections for historic zones.

The "Sensitive Communities" provision, as listed in the bill, which are low income, diverse areas, requires them to upzone their Community Plans in 5 years to conform to SB 50, and if they do not conform by 2025, the bill's enforcers will do it for them. Many low income areas are working with community leaders and non-profit planners to plan their regions in order to provide schools, jobs and low-income housing. Having to conform to this bill will devastate any planning that these communities have already been doing.

The "renter protections" that have been written into the bill seem to have good intentions, but Los Angeles does not keep a database of when renters last lived in an apartment. The Housing Dept is attempting to enforce registration of all units in Los Angeles, but does not receive full compliance from property owners. So when the bill offers protection for renters by preventing developers from demolishing rental units unless they have been vacant for 7 years, investors will buy out renters, and claim the building was vacant for 7 years. This is most likely to happen with rent-controlled buildings where owners use tenant buy-out agreements to push tenants out.

This bill will benefit the real estate industry and developers. It will allow parcels to be upzoned, and receive rich entitlements. There is no guarantee that ANYTHING will be built on the parcel. As we have seen with flipping, these parcels may sit untouched until the price goes up and the developer sells to another developer. There is also no guarantee that new multi-unit developments won't be used for short-term rentals which will destroy any semblance of providing much needed long-term housing to California residents.

Please support C. Koretz' Resolution to oppose SB 50. Even though the bill passed the Senate Housing Committee on Tuesday, April 2nd (Scott Wiener is the Chair of the Senate Housing Committee) Councilmembers and concerned residents still have many opportunities to voice our objections to State legislators.

Thank you.

Jane Demian

ERNC Housing and Homelessness Committee

Housing Advocate

323-243-3113