

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

Neighborhood Council: Lincoln Heights Neighborhood Council

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The Board approved this CIS by a vote of: Yea(19) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/16/2021

Type of NC Board Action: Against unless Amended

Impact Information

Date: 06/26/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 20-1042

Agenda Date:

Item Number:

Summary: Lincoln Heights Neighborhood Council RE: CF 20-1042/ Land Use Reform – Zoning Ballot Measure OPPOSE To the Honorable City Council of Los Angeles, We submit this letter for the record. Urgent action needs to be taken, and we are formally laying out several concerns and recommendations to address the city's housing affordability crisis. Any housing policy should first and foremost help those who need it most. Trickle-down housing policy fuels gentrification and displaces working class low income communities of color. We oppose this council file. The language in the ordinance is broad and addresses only technical issues. The city's housing affordability crisis goes beyond that and is rooted in systemic racism and violence. LA must utilize more tools to address the housing affordability crisis. Repeating what's already been done and expecting different results is violence. Thousands of market rate TOC's were created, but this has resulted in displacement, gentrification, and death. What's been done in the past fails to yield desired results and it harms working-class and low income BIPOC communities. The push to up-zone for more market-rate, luxury housing, without requirements for affordable units for extremely low income communities is reckless, irresponsible and threatens human life. If city officials want LA to be a truly livable city for all, then assistance must start with those at the most vulnerable end of the economic spectrum. The city must focus on producing more shelter for the unhoused at a lower price point p.u.; i.e. utilizing the adaptive reuse of city owned properties. For new development projects, the city must require more ELI and VLI housing units. The city must stop displacement in the first place by looking at broader preventive measures.



Lincoln Heights Neighborhood Council

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SARA CLENDENING, President; BEN WADSWORTH, Vice President;
FERNANDA SANCHEZ, Secretary; MARY LEGIER BIEDERMAN, Treasurer



Community Impact Statement

The Board Approves This Community Impact Statement Year **19**, Nay (), Abstain () on May 16, 2021

RE: CF 20-1042/ Land Use Reform – Zoning Ballot Measure **OPPOSE**

To the Honorable City Council of Los Angeles,

We submit this letter for the record. Urgent action needs to be taken, and we are formally laying out several concerns and recommendations to address the city's housing affordability crisis. Any housing policy should first and foremost help those who need it most. Trickle-down housing policy fuels gentrification and displaces working class low income communities of color. We oppose this council file.

The language in the ordinance is broad and addresses technical issues. The city's housing affordability crisis goes beyond that and is rooted in systemic racism and violence. We ask that the language of any proposed ballot measure include the following:

- Housing production must be focused on ELI, VLI and the unhoused. The city must acknowledge that market rate is inequitable. Historically marginalized communities are being displaced by the up-zoning of post industrial commercial sites for high density market rate TOC's with 30-50 yr covenanted minimal affordable units. The neighborhoods being targeted have some of the lowest home ownership rates in the city from the legacy of racist land use policies. The RHNA numbers are inaccurate and cause further displacement.
- Any proposed plan must include tenant protections to stop further displacement. Guaranteeing a right of return is insufficient when tenants must move into another building at higher rental prices. Tenants must have financial padding during any time of construction to ensure that they don't become unhoused while waiting for a replacement unit to be built.
- The city must preserve RSO housing stock. Since 2001, 30,000 RSO units have been Ellis Acted, demolished or taken off the rental market for luxury housing. Costa-Hawkins hinders the production of new RSO housing. RSO is the largest source of L.A.'s affordable housing since it isn't governed by deed covenants that expire. LA must protect RSO housing.
- Under AB 1505 (2018), also known as the "Palmer Fix", there is a legal right to implement and enforce inclusionary zoning. The city no longer needs to encourage affordable housing production by means of incentivizing through density bonus programs. The city must require housing to be built at ELI and VLI levels across L.A. in order to be equitable and meet residents' needs.
- We urge that the city work with a broad coalition, including tenant's rights and advocacy groups for the unhoused. The city must have true representation on this matter, including representation for our most vulnerable residents.

LA must utilize more tools to address the housing affordability crisis. Repeating what's already been done and expecting different results is violence. Thousands of market rate TOC's were created, but this has resulted in displacement, gentrification, and death. What's been done in the past fails to yield desired results and it harms working-class and low income BIPOC communities.

The push to up-zone for more market-rate, luxury housing, without requirements for affordable units for extremely low income communities is reckless, irresponsible and threatens human life. If city officials want LA to be a truly livable city for all, then assistance must start with those at the most vulnerable end of the economic spectrum.

The city must focus on producing more shelter for the unhoused at a lower price point p.u.; i.e. utilizing the adaptive reuse of city owned properties. For new development projects, the city must require more ELI and VLI housing units. The city must stop displacement in the first place by looking at broader preventive measures.

Sincerely,

Sara Clendening
President
Lincoln Heights Neighborhood Council