

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: Eagle Rock Neighborhood Council

Name: Richard Loew

Phone Number:

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The Board approved this CIS by a vote of: Yea(10) Nay(1) Abstain(4) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/06/2021

Type of NC Board Action: Against

Impact Information

Date: 07/12/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0002-S106

Agenda Date:

Item Number:

Summary: The Eagle Rock Neighborhood Council opposes CF 21-0002-S106, the council file in opposition to Assembly Bill (AB) 1401 which seeks to eliminate certain minimum parking requirements for housing built within ½ mile of public transit. By continuing to mandate parking requirements for new units, even when those units are located near transit, the City incentivizes automobile use. Eliminating parking requirements does not harm affordable housing production, but in fact spurs production. AB1401 is supported by a wide range of environmental organizations and business groups. The ERNC has demonstrated its commitment to alleviating LA's homelessness, housing, and environmental crises many times. We ask that the Councilmember and the Council demonstrate their commitment to their stated goals of alleviating homelessness and protecting the environment and reject this motion to oppose AB1401.

**EAGLE ROCK
NEIGHBORHOOD COUNCIL**

Executive Committee

Richard Loew, President
Michael Sweeney, Vice President
Lindsay Kiesling, Treasurer
Wade Harpootlian, Communications
Laura Gonzalez, Secretary
Jesse Saucedo, Immediate Past President

**CITY OF
LOS ANGELES
CALIFORNIA**



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Letter in Opposition to CF 21-0002-S106

July 6, 2021

Los Angeles City Council and Committees
200 N. Spring Street
Los Angeles, CA 90012

Dear Councilmember de León and City Councilmembers,

We declare that on July 6, 2021, a Brown Act noticed public meeting was held by the Eagle Rock Neighborhood Council (ERNC) at which a quorum was present. The following motion passed with 10 ayes, 1 nay, and 4 abstentions.

The Eagle Rock Neighborhood Council opposes CF 21-0002-S106, the council file in opposition to Assembly Bill (AB) 1401 which seeks to eliminate certain minimum parking requirements for housing built within ½ mile of public transit.

Assembly Bill 1401 would eliminate parking requirements for buildings near certain public transit. Homebuilders and businesses would be free to decide how much, if any, on-site parking to provide¹. It is imperative that the City of Los Angeles prioritize housing people over housing cars. Forcing developers to provide a minimum number of vehicular parking spaces per unit increases housing costs by reducing supply, and increasing costs. One study found that building a parking structure adds \$36,000 per unit². Reducing parking requirements will increase housing production and reduce housing prices.

By continuing to mandate parking requirements for new units, even when those units are located near transit, the City incentivizes automobile use. This is counter to the City Council's expressed support for reducing LA's carbon footprint and fighting climate change, and counter to Councilmember de León's advocacy for climate policies that reduce carbon emissions and support clean energy.

¹ AB-1401 Residential and commercial development: remodeling, renovations, and additions: parking requirements. (2021-2022) https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB1401

² "The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program", Turner Center for Housing Innovation, UC Berkeley, 2020 https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

The motion argues that eliminating parking requirements would reduce affordable housing production because developers will no longer need to opt for “density bonus” incentives and thus build fewer units reserved for low-income tenants. In real world practice, the opposite has been found to be true. “In 2020, one year after comprehensive parking reform was implemented [in San Diego], there was a fivefold increase in the total number of homes permitted through San Diego’s density bonus program. A record-high 3,283 homes were built using the density bonus in 2020 — nearly half of all new housing permitted in the city that year. Total housing production citywide also rose, by 24 percent.”³ Eliminating parking requirements does not harm affordable housing production, but in fact spurs production.

In a recent vote in the Assembly, Assemblymember Wendy Carrillo who represents Eagle Rock, voted in favor of AB1401, and the bill is supported by a wide range of environmental organizations and business groups. The ERNC has demonstrated its commitment to alleviating LA’s homelessness, housing, and environmental crises many times. We ask that the Councilmember and the Council demonstrate their commitment to their stated goals of alleviating homelessness and protecting the environment and reject this motion to oppose AB1401.

Please place this letter in the case file, and acknowledge its receipt via email to: **executive@ernc.la**. Thank you.

Respectfully,

Richard M. Loew
President, Eagle Rock Neighborhood Council

cc: Office of Councilmember Kevin de León

³ “Parking Requirements Are Not a Useful Bargaining Chip for Increasing Affordable Housing”, StreetBlog CAL, May 19, 2021 <https://cal.streetsblog.org/2021/05/19/parking-requirements-are-not-a-useful-bargaining-chip-for-increasing-affordable-housing/>