

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

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

Date of NC Board Action: 04/01/2021

Type of NC Board Action: For if Amended

Impact Information

Date: 04/26/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0035

Agenda Date:

Item Number:

Summary: The United Neighborhoods Neighborhood Council (UNNC) is strongly in favor of any measure that would help ensure the retention of our community's existing RSO/rent stabilized units. However, it is UNNC's opinion that in any project, the existing RSO unit count should be maintained in addition to the required affordable units in return for density incentives under any city or state program. UNNC has had too many TOC projects where more rent stabilized units have been demolished than new/replacement "affordable" units have been approved. The goal should be that in addition to the affordable units required for TOC or other density bonus projects, the existing/demolished RSO units (which tend to be older buildings with lower rents) are replaced, with no net loss of reasonably priced units. Current state law doesn't directly address Los Angeles's local density bonus ordinance(s). SB330 bans demolition of protected units unless they are replaced and tenants get first right of return. SB330's legislative intent was to retain existing "protected" units, NOT to end up with fewer affordable units. Preserving these protected units should not be conflated with the requirements of local or state density bonus incentive programs, which may grant multiple extra incentives beyond an increase in density (extra height; reduced open space; reduced yard setbacks; reduced parking requirements) in return for providing a set percentage of covenanted affordable units. Our community is facing major displacement of our longtime residents. UNNC recognizes that if we place too many requirements on proposed projects they may not get built, and there is a need to build far more housing than this City currently has, but we are equally strong in our view that we must retain as much existing RSO housing as is feasible to protect and conserve the character of our community, and to help our neighbors retain their housing.