

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](mailto:NCsupport@lacity.org).

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

#### Contact Information

Neighborhood Council: Historic Highland Park Neighborhood Council

Name: Theresa Saso

Phone Number: (213) 369-9096

Email: [theresa.saso@highlandparknc.com](mailto:theresa.saso@highlandparknc.com)

The Board approved this CIS by a vote of: Yea(12) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 08/05/2021

Type of NC Board Action: For

#### Impact Information

Date: 08/31/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0658

Agenda Date:

Item Number:

Summary: The Historic Highland Park Neighborhood Council, representing more than 60,000 stakeholders, strongly supports this Motion [Exhibit 1] that will expedite the development of affordable housing and streamline 100% deed-restricted affordable housing projects in the City of Los Angeles. There is a dire shortage of affordable housing in our city and the current restrictions do nothing to ensure a permanent stock of housing supply. According to the Department of City Planning, since 2015, 5,124 housing projects have been approved in the City. Of those projects, only 314—or 6%—were 100% deed-restricted affordable housing. If we are to overcome our housing crisis, then we must increase the number of 100% affordable housing projects that are undertaken in our city. Making them easier and cheaper to build through a fully streamlined approval process is a critical step in doing so. [Please see attached for full CIS]

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# HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

## COMMUNITY IMPACT STATEMENT

[08/05/2021]

Attn: Council President Nury Martinez, Councilmember Kevin De Leon, Councilmember Gil Cedillo

From: Historic Highland Park Neighborhood Council

RE: 100 Percent Deed-Restricted Affordable Housing Projects / Expedited Approval Process / Strategic Plan ([Council File: 21-0658](#))

Dear Los Angeles City Councilmembers,

The Historic Highland Park Neighborhood Council, representing more than 60,000 stakeholders, strongly supports this [Motion](#) [Exhibit 1] that will expedite the development of affordable housing and streamline 100% deed-restricted affordable housing projects in the City of Los Angeles.

There is a dire shortage of affordable housing in our city and the current restrictions do nothing to ensure a permanent stock of housing supply. According to the Department of City Planning, since 2015, 5,124 housing projects have been approved in the City. Of those projects, only 314—or 6%—were 100% deed-restricted affordable housing. If we are to overcome our housing crisis, then we must increase the number of 100% affordable housing projects that are undertaken in our city. Making them easier and cheaper to build through a fully streamlined approval process is a critical step in doing so.

The shortage of affordable housing in Los Angeles continues to have devastating effects in our communities, serving as a key contributor to growing poverty, wealth gaps, racial and economic segregation, and homelessness. We are in dire need of more affordable housing units, and yet, they are not being built fast enough.

In recent years, the City has taken important steps to expedite the development of affordable housing. Chief among these are Mayor Garcetti's Executive Directive 13, which instructs departments to prioritize case processing for projects often or more units that are at least 20%

affordable, and the Permanent Supportive Housing (PSH) Ordinance, which amends sections of the Los Angeles Municipal Code to facilitate administrative review and approval for PSH projects.

Despite these efforts, the process of entitling and permitting affordable housing projects in Los Angeles can still be both lengthy and unpredictable, and affordable housing developers often find themselves competing with market-rate developers who can afford dedicated lobbyists and expeditors to push applications through City departments' approval processes. This makes the affordable housing units we desperately need more difficult and expensive to build, as affordable developers must tie up large amounts of capital for lengthy periods of time before they can even begin construction.

Fortunately, we know that if we want to encourage the creation of more affordable housing, expediting the approval processes that are under the City's direct control will make a real difference. And doing so for 100% affordable housing projects, in particular, will provide a valuable incentive that would help facilitate a greater number of these types of projects, which greatly and undeniably benefit our community.

The Historic Highland Park Neighborhood Council URGENTLY supports this motion and urges the City Council to take this step towards helping to facilitate an increase in the number of covenant free, permanently affordable housing projects and supportive housing projects in every neighborhood across Los Angeles.

## Exhibit 1

### MOTION

### PLANNING & LAND USE MANAGEMENT

The shortage of affordable housing in Los Angeles continues to have devastating effects in our communities, serving as a key contributor to growing poverty, wealth gaps, racial and economic segregation, and homelessness. We are in dire need of more affordable housing units, and yet, they are not being built fast enough.

In recent years, the City has taken important steps to expedite the development of affordable housing. Chief among these are Mayor Garcetti's Executive Directive 13, which instructs departments to prioritize case processing for projects of ten or more units that are at least 20% affordable, and the Permanent Supportive Housing (PSH) Ordinance, which amends sections of the Los Angeles Municipal Code to facilitate administrative review and approval for PSH projects.

Despite these efforts, the process of entitling and permitting affordable housing projects in Los Angeles can still be both lengthy and unpredictable, and affordable housing developers often find themselves competing with market-rate developers who can afford dedicated lobbyists and expeditors to push applications through City departments' approval processes. This makes the affordable housing units we desperately need more difficult and expensive to build, as affordable developers must tie up large amounts of capital for lengthy periods of time before they can even begin construction.

Fortunately, we know that if we want to encourage the creation of more affordable housing, expediting the approval processes that are under the City's direct control will make a real difference. And doing so for 100% affordable housing projects, in particular, will provide a valuable incentive that would help facilitate a greater number of these types of projects, which greatly and undeniably benefit our communities.

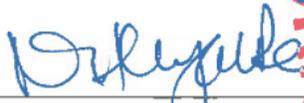
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**I THEREFORE MOVE** that the City Council instruct the Department of City Planning, with the assistance of the Housing and Community Investment Department and the Department of Building and Safety, to report back within 90 days with a strategic plan to streamline 100% deed-restricted affordable housing projects in the City of Los Angeles. The report should consider, among other strategies:

- Increased departmental resources to facilitate shorter staff review times;
- Shorter appeal times;
- Accelerated prioritization for 100% affordable housing projects over and above that already provided by Executive Directive 13;
- Modifications to site plan review thresholds; and
- Use of an administrative review process for 100% deed-restricted affordable housing projects.

In addition, the report should address the staffing and resources needed to implement these strategies.

PRESENTED BY:

  
NITHYA RAMAN  
Councilmember, 4th District

SECONDED BY:

  
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**ORIGINAL**