

Possible Topics and Questions to MVCC's Community Plan Update Survey of Stakeholders.

(submitted by Bill Pope)

After analyzing the City's affordable housing, traffic congestion, cut-thru traffic, and Green House Gas emission problems and commenting on the City's transportation policies over the last twenty years, I have come to the conclusion that solving the above will require a multi-pronged approach:

1. Job-based Zoning requiring every new density-increasing residential development project to produce the mix of units that matches the mix of incomes available from jobs in the project's area so workers can afford to live near enough to where they work that they can walk or bike to work.
2. Replacement of Prop 13 and Property Taxes with Higher Income Taxes because both Prop 13 and the step up in Property Taxes occurring when people move prevents workers from moving closer to their current jobs.
3. A change of focus from "moving people to work" to "moving work to people" by requiring employer's to allow and enable their Information Workers to either work at home or at distributed satellite work centers near their home.

While only the State cannot address item 2., the City can address items 1. and 3. Below is a survey question to address Item 1.

Los Angeles has affordable housing, long commutes and traffic congestion, and Green House Gas emission problems, not because there aren't enough housing units, but because there aren't enough housing units of the size affordable to people working in an area. This is because the LA Department of City Planning only plans cosmetics and lets developers build what they want. So developers build more luxury condos rather than the number and size of housing that would be affordable to people working at the jobs in the projects area.

Therefore, should LA Department of City Planning be required to do the studies necessary to require every new density-increasing residential development project to produce the mix of units that matches the mix of incomes available from jobs in the project's area so workers can afford to live near enough to where they work that they can walk or bike to work.

Yes No