

[POLICY][COMMUNITY PLAN]- Community Impact Statement in Opposition to City Council motion CF-20-1042, which seeks to update the zoning codes of the City of Los Angeles via ballot initiative, despite the Community Plan Update process currently under way.

Community Impact Statement Text:

The Mar Vista Community Council opposes any ballot measure which would obstruct the ability of communities to provide input in their Community Plan update process.

The Transit Oriented Communities (TOC) ordinance has empirically underperformed-if not hindered or reversed-the creation of affordable housing.

The current Regional Housing Needs Assessment (RHNA) cycle has witnessed a dramatic overproduction of market-rate housing and an equally dramatic underproduction of workforce and low-income housing.

The Community Plan update process offers the best opportunity for meaningful debate, engagement and education regarding housing and land use in the City of Los Angeles. Ballot and referendum processes have demonstrated susceptibility to undue influence by special interests.

Outmigration, vacancies and other housing trends precipitated by the COVID-19 pandemic have called the RHNA allocation to the City of Los Angeles into question and likely requires update or revision.

The residents of Mar Vista object in the strongest terms to the attempt to subvert the deliberative process that is the Community Plan update.

As such, the Mar Vista Community Council opposes Los Angeles City Council File 20-1042.

References:

5th RHNA cycle figures: https://planning.lacity.org/odocument/8204713d-6574-46b6-b41c-6f6311c247f6/LosAngeles2019_Summary.pdf

Figures on market-rate v affordable housing development: <https://planning.lacity.org/resources/housing-reports>

TOC development is largely responsible for development: https://planning.lacity.org/odocument/93c24375-4d62-4685-b4b6-7f5aeae02162/202005_MayAwards-PressRelease-06.pdf (“In 2019 alone, more than 14,500 new units—42 percent of all proposed housing in the City—were proposed through the TOC Incentive Program. Of those units, 20 percent have been set aside as affordable...”)

Stakeholder Comments on Which the Community Plan Committee was copied:

Individual : 332

Petition Signatories : 241

Letters from Local Residents' Associations: 5