



Post Office Box 661450 – Los Angeles, CA 90066  
[www.delreyhome.org](http://www.delreyhome.org)

August 3, 2020

VIA E-MAIL

State Senator Ben Allen  
State Assemblymember Autumn Burke  
State Assemblymember Sydney Kamlager-Dove

Re: Pending planning and land use bills

To our legislators:

As you consider the bills listed in the postscript below, we want your votes to be guided by the following considerations:

1. The COVID-19 pandemic has fundamentally changed how we live, work and move. It has made life more uncertain and has decreased the transparency of the legislative process by limiting debate. Therefore, we strongly recommend holding off on passing any bills that encourage real estate development until we know more about the effects of the pandemic. If people are going to continue spending more time at home, the need for access to clean open space will be even more important than it is now.
2. State legislation should not override local land use and planning. The people who must live with a project must be able to shape what is built.
3. Housing will not be made more affordable simply by allowing more units to be built. When a developer is allowed to build more density than would be allowed by the Community Plan, the developer is granted an economic benefit (density bonus) at the expense of the surrounding community. In the end, too few affordable units are actually created to warrant the burden borne by the community.
4. When housing units are added to a community, provision must be made for the public services that will be needed for those new residents – water, power, sanitation, transportation (roads, transit, parking), health and safety (police, fire, medical care), libraries, parks.

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5. The new laws must also consider that the burden from increased density usually lands on the neighborhoods that are already zoned for higher density, resulting in a less equitable distribution of the public amenities that improve the quality of life in a neighborhood.
6. Before you vote for a law that mandates more housing construction, you must first be sure that you have accurate data about what type of housing is already available, what type is needed and whether the proposed project will fill that need. We estimate that our community has at least 1000 units that are subject to affordability covenants, either because they were built by nonprofits as 100% affordable housing or because the developer was granted a density bonus. However, many of the density bonus units have not been registered with and monitored by the City's Housing and Community Development Department, and we have seen these units advertise for lease or sale at market rates. In short, the density bonus system is not working to create more affordable housing.
7. The data about average household income in Los Angeles suggests that at least half of the households in our area could qualify for an "affordable" unit. However, we cannot build our way out of this shortage. Legislation must prioritize the construction of projects that will be 100% dedicated to meeting the housing needs of the most vulnerable – people who are elderly, sick or disabled, i.e. the people who are unlikely to be able to earn enough to pay for housing at market rates.

The nine bills listed below have been rushed through the legislative process during a time when public participation is greatly limited due to the COVID pandemic. The Legislature seems to be exploiting the pandemic to usurp local control over land use decisions. These bills will cause our neighborhoods to fall further behind in supplying affordable housing while over-rewarding market-rate development. Please reject these bills.

This letter was approved by our Land Use Committee on July 28, and by our full board at its meeting on Monday, August 3, 2020.

Best regards,

DocuSigned by:  
  
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Maureen Madison  
President  
Del Rey Residents Association

PENDING LEGISLATION (PROPOSED VOTES)

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SB 1120 (Wiener and Atkins) – NO

SB 902 (Wiener) – NO

SB 995 (Wiener and Atkins) – NO

SB 1085 (Skinner) – NO

AB 725 (Wicks and Wiener) – NO

AB 1279 (Bloom) – NO

AB 2345 (Gonzalez and Chiu) – NO

AB 3040 (Chiu) – NO

AB 3107 (Bloom and Ting) – NO