

STATEMENT ON SB 50. ACT-LA is a coalition of community based organizations working to create just, equitable, and sustainable transit systems and neighborhoods for ALL people, placing the interests of low-income communities & communities of color first. ACT-LA has advanced successful community-centered land use policies such as Measure JJJ and the Transit Oriented Communities (TOC) Program in Los Angeles.

Since October 2018 ACT-LA has been consistently elevating equity principles necessary for any statewide zoning legislation with Senator Wiener’s office. In partnership with other equity, affordable housing & community organizations across the state, we offered detailed policy solutions to advance these principles. **Unfortunately, the current version of SB 50 falls significantly short (as detailed below). We hope these concerns can be addressed prior to any hearing on SB 50.**

PRINCIPLE	ACT-LA POSITION	CONCERNS WITH SB 50*
<p>Contribute meaningful & deeply affordable housing</p>	<p>Use Value Capture – the more density/value created, the more affordability required.</p> <p>Don’t reinvent the wheel – build off existing state density bonus law (DBL) sliding scale formula, but simplify to 3 tiers of density increases.</p> <p>Require ELI units in addition to VLI or LI to create housing for those most at risk of homelessness.</p> <p>Always exceed local inclusionary zoning.</p> <p>See ACT-LA’s full affordability proposal here.</p>	<p>NO value capture – affordability isn’t tied to density increase (but rather total units), leaving significant affordability on the table.</p> <p>Undermines density bonus – in many cases SB 50 would give triple the density (or more) for the same affordability as DBL. Also unclear if density bonus is added to SB 50 for even greater density <i>without</i> AH.</p> <p>ELI units optional & much lower overall affordable set-asides.</p> <p>No guarantee SB 50 would exceed inclusionary.</p>
<p>Create inclusive new development</p>	<p>On-site affordable housing for 10+ unit projects.</p> <p>Affordable housing fee for smaller projects.</p>	<p>Major loophole – fee option allows <u>any</u> development to avoid onsite affordability, creating delays in new affordable housing, less affordability near transit, more pollution, & more segregated communities.</p> <p>No affordability contribution at all for projects under 10 units.</p>
<p>Protect communities at risk of displacement</p>	<p>Low-income communities & communities of color participate in creating “sensitive community” maps.</p> <p>Application of SB 50 automatically deferred in sensitive communities to allow local plans for growth that will support rather than displace them.</p> <p>Local plans that meet minimum equity standards will take precedence in sensitive communities.</p>	<p>Definition of “Sensitive Communities” does not include appropriate indicators of displacement and does not include communities in the mapping process.</p> <p>No equity standards for community planning process in Sensitive Communities.</p>
<p>Avoid direct displacement</p>	<p>Sites ineligible if tenant occupied in prior 7 years <u>OR</u> Ellis Act eviction in prior 15 years.</p>	<p>ACT-LA supports current ineligibility language in SB 50, but details still needed on enforcement.</p>
<p>Protect effective local programs</p>	<p>Ensure effective local incentive programs, like TOC program & community plans, are not undermined.</p>	<p>No details provided in the current version of the bill.</p>
<p>Close major loopholes</p>	<p>Require affordable housing for zone changes that increase density.</p>	<p>Major loophole - allows projects to bypass incentive and gain density <i>without</i> affordability through a zone change.</p>

*March 12, 2019. *Analysis based on SB 50 as amended March 11, 2019.*