

Van Nuys Neighborhood Council
Human Services Committee - Chair, Thela Thatch, Ph.D.
Community Impact Statement Recommendation
RE: Los Angeles City Council File 20-0002-S101
September 2, 2020

Introduction: At the September 2, 2020 meeting of the Human Services Committee, a motion was approved to move forward the recommendation that Van Nuys Neighborhood Council Board write and submit a Community Impact Statement in support of City Council File 20-0002-S101 that opposes SB 1120. The following provides the rationale for that recommendation.

Background: California Senate bill 1120 is being considered by the Los Angeles City Council for a Resolution. Proposed Resolutions are now held in the Rules, Elections, and Inter-Governmental Relations Committee. Council File (CF) 20-0002-S101 is a Resolution that opposes the bill and CF 20-0002-S107 is a Resolution in support of the bill.

Senate bill (SB) 1120 is promoted by its authors as a means to address the State's housing crisis. It would require a proposed housing development containing 2 residential units within a single-family residential zone to be considered ministerially without discretionary review or hearing if the proposed development meets certain requirements including, but not limited to, no law that restricts rents to levels affordable to persons or families of moderate, low, or very low income. As a ministerial project, it is exempted from California Environmental Quality Act (CEQA) process. The bill will impose a state-mandated local program.

Community Impact: Van Nuys Neighborhood Council serves residents of Los Angeles City Council Districts 2, 4, and 6. Each of these districts have significant numbers of residents burdened with chronic homelessness. According to the 2020 Greater Los Angeles Homeless Count Report, prepared by the Los Angeles Homeless Authority, there are more than 1,400 people who are homeless in CD 6. Among them, 673 are considered chronically homeless. 952 people are without housing in CD 4. Of those, 398 or little less than half are chronically homeless. For CD 2, 1,700 are unsheltered with much more than a third, or 742 being chronic. SB 1120 does not require affordable housing of any kind whether moderate, low, or very low income. Thus, SB 1120 would not assist in addressing chronic homelessness in the Van Nuys Neighborhood Council area. Additionally, the bill eliminates public participation in proposed housing development only requiring "ministerial" or administrative review. This makes it difficult for localities to plan for infrastructure upgrades or have any local land use control on any "ministerial" approvals. SB 1120 supersedes local planning and would override public input into the City of Los Angeles update to the Housing Element of the General plan. It exempts proposed housing developments from environmental review undermining local vetting. It imposes a State mandate on local government agencies.

Committee Recommendation: Submit to Los Angeles City Council a Community Impact Statement in support of City Council File 20-0002-S101. This Council File articulates a Resolution that opposes SB 1120.