



Council File Number: Unassigned.

Date: October 13, 2020

Subject: Promotion and advocacy of small scale affordable developments with the theme “Healthy Home’s. Healthy Communities.”

The Boyle Height’s Neighborhood Council is requesting that the aforementioned CIS be directed to the Los Angeles City Council, it’s Committee’s, the Los Angeles County Metropolitan Transportation Authority (METRO) and attached to any future Council File Number that may be assigned to current and future proposed Transit Oriented Development’s/ Communities and housing developers.

Over the last decade cities and towns nationwide have been taking a step back and rethinking the way they plan and zone to address the growing need for housing. In California, the trend is more significant because of the massive demand for housing. Part of this rethinking involves missing middle housing which continues to attract the attention of a wide range of communities and individuals.

This type of housing equates to healthier homes and healthier communities.

The approach is simple as it addresses housing choices at the human scale, and best of all, it fits in or near existing neighborhoods far better than large apartment buildings. Missing middle housing types consist of duplexes, fourplexes, five- to 10-unit apartments, cottage courts, and courtyard apartments. They were once — and can be again — an important part of the solution to the housing shortage. Adaptive reuse of existing buildings should be included in this also.

Unlike other types of buildings that contain multiple units, missing middle housing types are all “house scale” — that is to say, compatible in scale with single-family homes. Missing middle housing helps to address the growing demand for walkable communities, respond to shifting household demographics, and meet the need for more housing choices at various price

points. If you walk through most neighborhoods built prior to the 1940s, as many in Boyle Height's were, you will likely find a mix of these housing types thoughtfully integrated on blocks that also have single-family homes. You'll also notice that these housing types were seamlessly integrated into neighborhoods that mostly — but not entirely — consisted of single-family homes. These neighborhoods also have amenities that residents can walk to, such as corner stores, restaurants and coffee shops, services, and transit stops.

Planning and zoning systems for housing in nearly every community are based on allowed density (either dwelling units per acre or the square footage of the lot required for each unit). Although this is an established aspect of the development process, this approach inherently works against the creation of smaller, more affordable units and encourages developers to build the largest units the market will accept, which are often high-end, expensive units. And density raises rather than answers questions about scale and compatibility with existing neighborhoods, because it doesn't ensure predictable built results.

The Boyle Height's Neighborhood Council would like to introduce the theme of "Healthy Home's. Healthy Communities" and advocate for smaller scale, missing middle, development for all proposed housing projects in the Boyle Height's community. New developments CAN incorporate bungalows, duplexes, and collections of various small scale housing unit's. Existing buildings can be adaptively reused and not demolished, which helps the environment. These projects will allow for green spaces, appropriate amounts of parking spaces, smaller massing, and green spaces that residents can enjoy. We need to move beyond the current model of large scale developments that offer minimal open space for residents to enjoy and look towards the future by offering "healthier home's." Our community members are most deserving of this.

Respectfully submitted,

The Boyle Height's Neighborhood Council

