

A Better Westchester



Do you know these people?

- A teacher who can't afford to live in Westchester
- A Westchester native who needs to leave California to afford to raise a family
- A resident who has to drive to run any errand because stores, restaurants and services are all too far to walk



Our Key Messages

Los Angeles is facing a housing crisis and Westchester needs to be part of the solution

Westchester should leverage the Community Plan Update to become even better than we are now

Los Angeles Needs More Housing

LA has suppressed housing production for decades

Southern California is 1.3 million housing units short, 500,000 of those are in Los Angeles

Impacts

- LA residents are highly rent-burdened
- Purchasing a home is beyond the reach of an increasing portion of the population
- Higher percentages of the population are being squeezed into high-density, low opportunity areas
- Too many people fall into homelessness

Westchester Needs to Be Part of the Solution

- We are part of this city and state
- We are a high-resource area
- State law and city initiatives are paving the way for additional housing
- Projections of population decrease in Westchester should be cause for concern





Meeting the Challenge

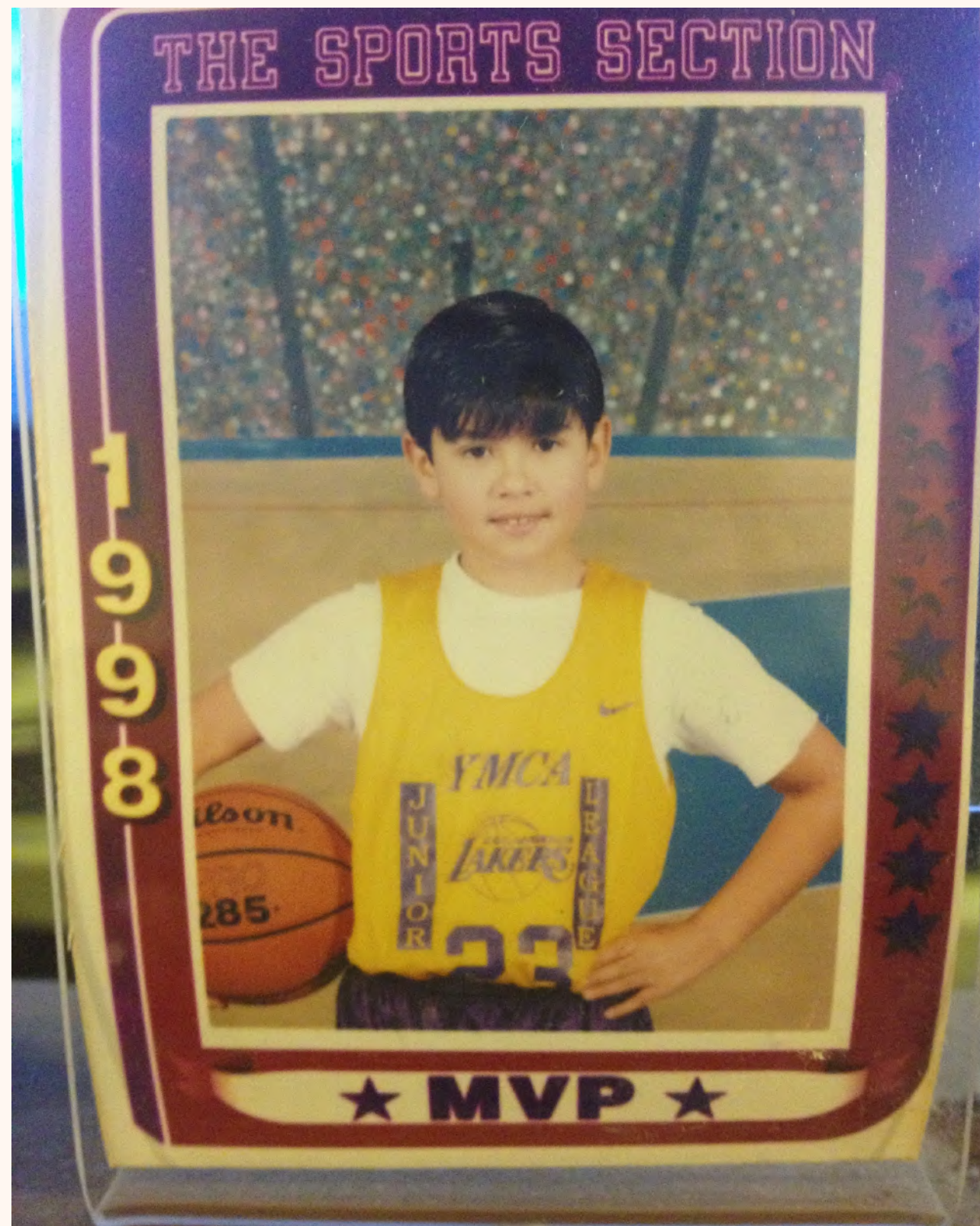
Using Land Differently...

- Making better use of vacant and underutilized land
- Having more high-density development, especially near transit resources
- Relaxing restrictions on single-family neighborhoods

With Critical Safeguards...

- Limiting negative impact on our current most-affordable neighborhoods
- Protecting residents in RSO dwellings
- Effective strategies for affordable housing and ownership opportunities
- Continued community input





I ❤️ Westchester

I've spent my whole life here

Junior Lakers basketball at the YMCA. Biking on Bluff Creek Trail. Westchester is a special place with a lot going for it. Great neighbors. Amazing location.



Things Could be Better

- People in my generation who grew up here have had to move away because they can't afford it
- The people that work at banks, restaurants, retail can't afford to live here so they drive long distances for minimum wage jobs
- The lack of a coherent "place" means that Westchester is often a place to "go through" rather than "go to"
- Lack of public space that isn't someone's back yard

Streets vs Roads

Try Pitch



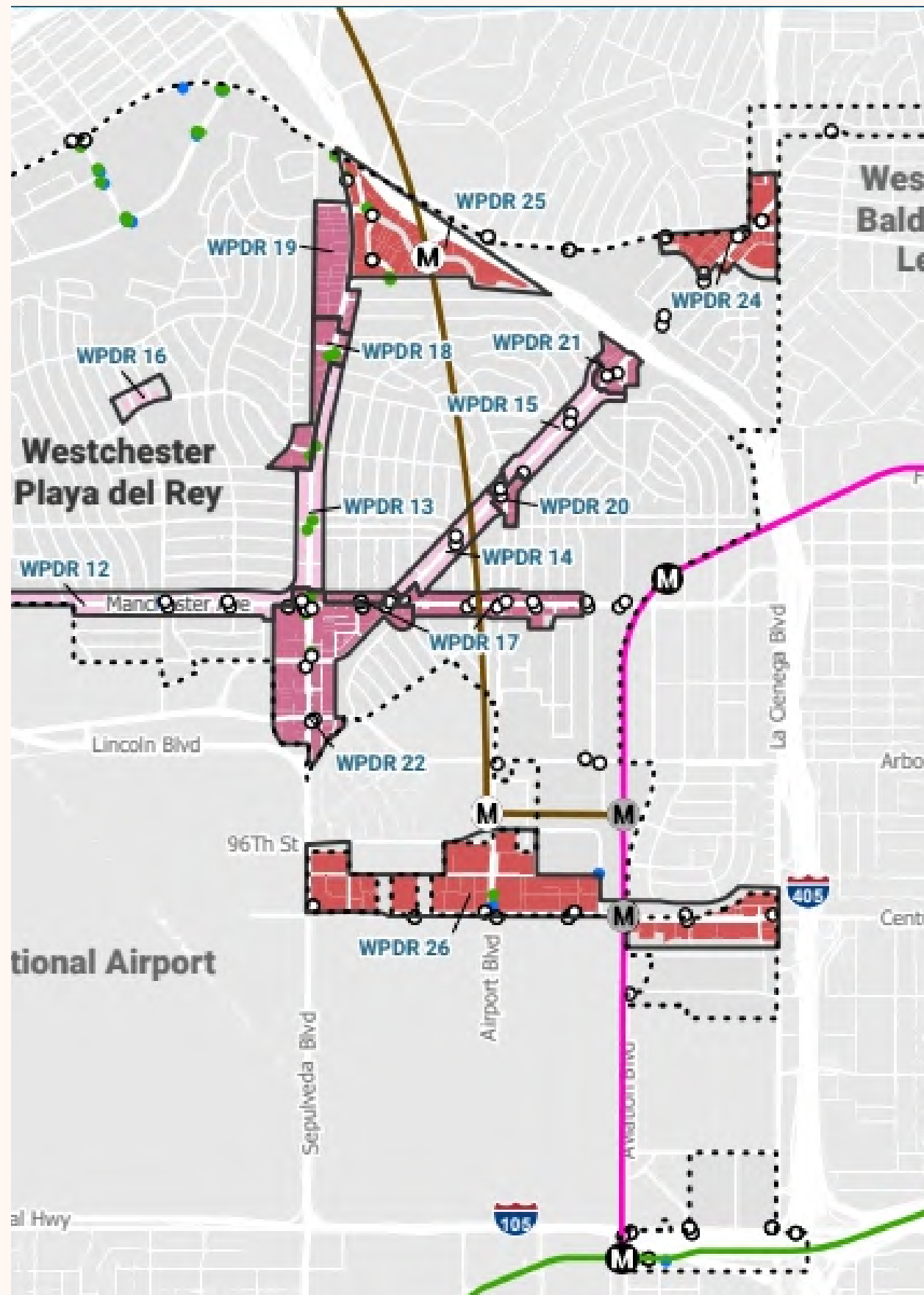
Stroads suck

Stroads are the worst of both worlds. They're unsafe and unpleasant for people. They're too slow for cars when you need them to be fast and too fast to be safe for intersecting with neighborhood streets. La Tijera, Manchester, Sepulveda, and Lincoln are all stroads.





<https://www.youtube.com/watch?v=jFqvswFv2yl>



This is an opportunity

- It's not worth fixing a road unless there are places to be
- I see this map and I see the opportunity to take something in my neighborhood that needs improving and improving it
- This should include better public space and safer transportation options that don't include getting in a car
- We can also ask for concessions on traffic from LAX

Conclusion

- We're facing density changes both at the state level and the city level whether we like it or not
- Rather than saying no, this isn't the place, how might we leverage this to get things we're missing from our community?
- If this resonates with you reach out to us at abetterwestchster@gmail.com or visit our website <https://abetterwestchester.com> to join the conversation!



Thank You!