

Communication from Public

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Comments for Public Posting: "The State Must Overhaul Its Approach to Affordable Housing Development to Help Relieve Millions of Californians' Burdensome Housing Costs"<http://auditor.ca.gov/reports/2020-108/index.html> The current approach to affordable housing is NOT working. The workers of Los Angeles need to own a certain percentage of affordable housing, not NON-PROFITS, so we can PREVENT homelessness. I know too many people who were living a paycheck away from homelessness PRIOR to the pandemic, we cannot go back to that. That is NOT normal, we will not allow that to be "normal" again in LA. Rent has gone up over 65% in Los Angeles and that is not acceptable. I've created a draft proposal that is focused on fixing the current issues with affordable housing with one of the biggest issues many renters are having is HOW TO ACTUALLY FIND THE AFFORDABLE HOUSING. We need a better process so tenants of all income levels up to a certain amount, lets say \$100,000, can find affordable housing. I've been watching the rental market in LA. I just looked on Craigslist and I found a bachelor/studio apartment for \$1800 in Mid-City with NO parking, we cannot keep allowing this to happen to honest workers in this state. The city council, the state, IMO has not done enough. We can do much better, there needs to be a coordinated***** effort to fix the affordable housing issues, it's all over the place. I plan to create a petition as a call to the Governor in the come days after calling into the council on Tuesday, the people of Los Angeles have had enough.
www.HTWWS.org

Draft proposal for Affordable Housing

- There needs to be **ONE primary website** that residents of CA go to so they can find affordable housing. There are so many affordable housing websites, non-profits, and emails listed on the LA City website. We are in a so called "**tech state nation**", we can create an automated process so renters that are residents of CA can find affordable housing that matches the average cost of the workers wage in the city they reside in. When I asked residents what they thought were some of the issues with housing, many of them asked, "how do we find it?". Many said they weren't homeless but were one paycheck away from being homeless even though they were working full-time. **That shouldn't be happening.** The state is missing a CORE group of workers that need housing immediately. We need ONE waitlist that residents of CA can be added to so that they can find affordable housing in their county|city. The goal is to have a waitlist no longer than 6 months-1 year for residents to find clean, affordable, and safe housing.
- There seems to be many orgs focused on housing those with mental health and substance dependency issues and I think that is great and it is necessary! I think there needs to be more of a rapid response to get people off the streets and into temporary shelters, even if they are tent shelters as winter approaches. There has been some talk that some of these sites that house those that were formerly unhoused aren't being managed properly, leaving other residents of the new affordable housing & neighbors within the area to deal with new tenants that may be struggling with mental and health issues that they need additional on-site support with from a health professional trained to assist with those type of issues.
- Section 8, housing voucher programs, and non profit orgs can still remain, if there is a need for improvement in said programs that can be addressed, as I don't completely understand how those programs work but I've looked into the process and it seems too complicated and I do believe the process should become automated for those programs as well. **Can these programs also be the teams focused solely on those that are unhoused while other state initiatives focus on the core workforce?** The "affordable housing" initiative that I want to create would not be attached to those programs in any way, however if a person applies on the "affordable housing list" and meet requirements for section 8 but not the initiative, then the "affordable housing initiative" team would forward the renters information to a Section 8 specialist that should be able to get them assistance immediately. Housing needs to be on a scale for all workers in the state but the affordable housing initiative would primarily focus low to middle income workers first, to align their rental costs with the average wage. Again, a portion of the housing has to belong to the majority of the workers that make up the respective city/state. Private owners can still rent at prices that they've been renting at, however workers in the state should not be required to pay \$1600 for a bachelor with no parking and they barely make \$15 an hour. **That is insane and cruel!**
- Put out an "affordable housing call" to private apartment building owners. Units must be clean, safe, and BUG free. CA will agree to pay the difference up to a certain amount to offset costs for the renter, state can also offer big tax credits to those that submit their buildings for a set number of years. I know many of these new buildings have agreed to

set a number of affordable units in their buildings, but the state needs more of them and we need a better process on how renters that are residents can find them. Again, we want to get the waitlist for residents down to 6 months which I believe is possible.

- Access to land, either to rent or own, for people that own Tiny homes, essentially creating a tiny "affordable home owners" community. Let ADU's stand freely on their own as long as they meet certain build requirements and are completed. Address zoning hurdles. This is great for lower to middle class income workers that want a chance to own a smaller home.
- Housing production & repurposing, finding and building new affordable housing or rehabbing existing builds to use for the affordable housing initiative. I don't think that non profits should own the housing but it should be some sort of housing initiative that is always owned by the people, essentially the city/state owns and renters need to be traditional requirements such as background checks for this housing. Essentially what we want is LIVE, WORK, PLAY builds, by building live, work, play locations we could potentially be cutting down traffic in SoCal. Focus on CORE working group which includes Y-Gen, Millennials, families, and students. Lets keep in mind senior builds and those with disabilities. As we can allocate a certain amount of units for them within affordable housing buildings so that they are properly accommodated, this should include some units for those with height restrictions. We can also consider builds that are made for people with disabilities only. **With this core group, lets focus on creating a "sense of community" for residents, as many people seem to be displaced without a sense of community in CA, IMO.**

<https://www.cnbc.com/2020/08/05/39-percent-of-younger-millennials-say-covid-19-has-them-moving-back-home.html>

- Housing production & repurposing existing inventory, create singular bachelor style rooms in buildings that are also part of the affordable housing initiative owned by the state. Yes, as with traditional renters you would need to pass a background check and have access to income as with the above. These would be for students, singles, and those who may need temporary housing as they transition. For college students, the goal is to obviously secure bachelor style rooms near their colleges. Bachelors apartments should not be more than \$600 IMO. This would not be a shelter and also not for those that may need additional assistance with issues pertaining to mental health and/or substance dependency.
- Housing Production & Repurposing existing buildings for displaced children without guardians, possibly permanent or until they can be placed in a **SAFE** home. Obviously, these locations would be supervised by professionals who have completed background checks. When I moved to LA 10 years ago, I read about a young boy sleeping on the roof of his HS because he had nowhere else to go. That should not be happening to our children.
- Research, are some of the people that are unhoused being shipped from other states? I've heard this but I can't actually prove it! If this is true I believe that it needs to be addressed and those states should be called out.

- Research, why does CalTrans allegedly*** own over 200 vacant units in CA? Isn't Caltrans paid for with tax dollars from the people? Can we repurpose what they own and use it for affordable housing? And NO they should not be paid for the vacant properties as tax dollars have already paid for the units.

***(Update, apparently CalTrans has leased 22 of the 200 units for affordable housing use.)
(From LA city council member Kevin De Leon "It makes no sense that families live in tents a stone's throw from abandoned homes that could help alleviate LA's homelessness crisis. Today I introduced a motion directing the City to negotiate with CalTrans so we can start leasing more units to El Sereno families in need ASAP."
<https://twitter.com/kdeleon/status/1333957471619084289>)***

- " A Pact" between other states that agrees to maintain affordable housing in their respective states so we can avoid a wave of people flooding into CA.
- The "affordable housing initiative", a website where **residents** of CA can sign up for affordable housing. This website needs to also have a "report card" that provides updates every 6 months about where money was spent and updates on affordable housing that has/is being created. This website should also offer advice on how residents can avoid apartment rental scams, a crime that is very common among renters in the U.S.

2020 state auditor report & Stats

"The State Must Overhaul Its Approach to Affordable Housing Development to Help Relieve Millions of Californians' Burdensome Housing Costs"<http://auditor.ca.gov/reports/2020-108/index.html>

"It's A Shame': California Squandered \$2.7 Billion For Affordable Housing, Audit Says"<https://www.cpradio.org/159413>

"Proposition HHH was sold to L.A. voters as a funding mechanism to get at least 10,000 Angelenos, and likely more, off the street and into permanent housing. That housing is supposed to come with accompanying services, like counseling, to help people stay housed — it's called "supportive housing."

https://laist.com/2019/10/08/prop_hhh_homeless_housing_audit.php#:~:text=Proposition%20HHH%20was%20sold%20to,it's%20called%20%22supportive%20housing.%22

From the LA Times *"On Wednesday, a sweeping rent control bill will take effect in California, capping yearly rent increases at 5% plus inflation and requiring just cause for eviction. But after the last decade for L.A. renters, the new protections appear akin to putting a Band-Aid on a bullet wound, according to a new study from listing service RentCafe. [The report](#) — which synthesized data from Property Shark, Yardi Matrix and the U.S. Census Bureau — found that the average rent in the city of Los Angeles has ballooned to \$2,527, a whopping 65% increase since 2010. That's significantly higher than the national average rent increase of 36% over the same period. In Westwood, the average rent is nearly double that. The Westside neighborhood*

of UCLA students and young professionals has an average rent of \$4,944 a month, [The Times previously reported](#). That's not only the highest rate in L.A. but also in all of California. Family incomes have been unable to keep pace, the report also found. During the last 10 years, L.A.'s median household income grew 36% to \$64,036. That's slightly more than the national increase of 27% but far shy of the 61% jump San Francisco saw."

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