

Communication from Public

Name: Deon Turner

Date Submitted: 08/26/2020 03:30 PM

Council File No: 20-0197

Comments for Public Posting: The City of Los Angeles is in a housing crisis of epic proportion, one that affects each and every one of us. According to the California Housing Partnership, Los Angeles County is short 509,404 affordable units this year. This has led to 79% of extremely low-income households paying more than half of their income on housing costs. 91% of extremely low-income households, 84% of very low-income households, 57% of low-income households, and 29% of moderate income households are forced to spend more than 30% of their income to afford a roof over their head. An additional 41,290 Angelenos and 66,436 of our fellow county residents have not been afforded this privilege and have been forced onto the streets, in RV's, and for those who are relatively lucky, a shelter. This is both a moral crisis and a major contributor to our ongoing public health crisis. Various diseases have exacted a troubling toll on our unhoused community members. Low-income households in Los Angeles are forced to make cuts to other essential needs including food, healthcare, and child care. Los Angeles County has seven of the ten zipcodes with the worst housing overcrowding in the nation and 64 zip codes that are in the worst half percent for housing overcrowding. Combined with the fact that 65.2% percent of individuals in overcrowded households live with an essential worker, this has led to the disproportionate spread of covid-19 among overcrowded households. The City of Los Angeles must act now to create new housing opportunities for families at a wide range of income levels with a focus on extremely low-income and very-low income households living in overcrowded conditions. The city can utilize existing city owned land in high opportunity areas to expedite this process. By partnering with community land-trusts and other mission based nonprofits with a track record of keeping properties affordable, the city can experiment with resident controlled models and mixed income projects that will serve to desegregate the City of Los Angeles and open opportunities for extremely low-income, very-low income, and low-income households. The time is now for the City of Los Angeles to take a greater role in solving our housing crisis. Healthy LA supports this motion and we look forward to working with the city to build new models that will make Los Angeles a leader in the social housing movement.

Communication from Public

Name: Paul Aglione

Date Submitted: 08/26/2020 03:58 PM

Council File No: 20-0197

Comments for Public Posting: I support social housing. Which is housing built and owned by the government – as a solution to today’s homelessness crisis and housing shortage. PAUL Aglione Housing Navigator | Outreach & Engagement | St. Joseph Center PAglione@stjosephctr.org | C: 323-961-1149 | F: 310-399-1339 404 Lincoln Blvd, Venice, CA 90291 | www.stjosephctr.org

Communication from Public

Name: Gina Viola

Date Submitted: 08/26/2020 11:25 AM

Council File No: 20-0197

Comments for Public Posting: Dear City Council: I am an Angeleno and I live in Council District 4. I am writing to demand that the city: Immediately halt all CARE+ “comprehensive cleanups” (sweeps) Remove Special Enforcement Zones from all current or planned homeless shelters Provide hotel/motel rooms and permanent housing for all unhoused Angelenos Establish an Unhoused Residents Oversight Committee overseeing all decisions made by city governance related to homelessness Remove law enforcement from outreach CARE+ “comprehensive cleanups” (sweeps) cost over \$5,000 each and over \$45,000 total each day. For less than \$5,000, the Services Not Sweeps coalition was able to place 25 unhoused individuals into hotel rooms for 2 nights. If grassroots orgs can do this, why can’t Mayor Garcetti, LAHSA Director Heidi Marston, or our City Council do the same? These cruel and costly sweeps needlessly punish houseless Angelenos who want to access a shelter bed but cannot due to limited capacity. 24 hour LAPD patrols increase the likelihood of unnecessary conflicts and uses of force. Weekly “comprehensive cleanups” force elderly and disabled residents to breakdown their tents and relocate without regard for their health or physical limitations. The enormous price tag for geographically targeted enforcement is unjustifiable in light of the city’s need for more homeless services and housing. CDC COVID-19 guidelines explicitly recommend NOT displacing encampments. These Special Enforcement Zones violate these recommendations, displacing unhoused Angelenos and placing them and the surrounding community at higher risk of contracting and spreading COVID-19. Project Roomkey promised 15,000 hotel rooms to shelter the unhoused in LA County. Only a quarter (3,763 rooms) were delivered. For the health and safety of all Californians, Mayor Garcetti and the city must immediately commandeer vacant hotels and house every Angeleno. I urge you to support these demands to ensure the safety and dignity of all unhoused Angelenos. Thank you for your time

Communication from Public

Name: Building Industry Association - Los Angeles/Ventura
Date Submitted: 08/26/2020 11:39 AM
Council File No: 20-0197
Comments for Public Posting: Attached is a comment letter from the Building Industry Association – Los Angeles/Ventura Chapter for the August 26, 2020 Housing Committee meeting on Item #4, Council File # 20-0197, Social Housing.



Los Angeles/Ventura Chapter

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Rick White, *Larrabure Framing*

August 26, 2020

Councilman Gil Cedillo
Housing Committee
Los Angeles City Hall
200 N Spring St, Room 1010
Los Angeles, CA 90012

Re: BIA-LAV Letter - Social Housing / International Models / Construction / Government-Owned Properties / Funding Sources (Council File: 20-0197) – COMMENT LETTER

Dear Chair Cedillo,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, which includes both non-profit and market-rate housing builders, we would like to express our comments on the Social Housing Motion before the Housing Committee, today.

We are encouraged to see that the Council is considering investing in the creation of housing. BIA-LAV and its members are ardent supporters of all housing types and diverse housing solutions. As this legislation takes shape, we would like to partner with the City in an active stakeholder role and provide our organization as a resource.

BIA-LAV is particularly interested in understanding the funding sources that will meet the goals of this motion. It is imperative that a funding solution work in tandem with all other housing efforts and does not negatively impact current or future home building. There are several existing funding streams, or a combination thereof, that can be directed towards the mission of Social Housing production.

As reflected in the Motion, we agree that the status quo cannot remain. Current housing development cannot withstand any more cost increases to the home building process or added barriers to produce housing. If a solution imposed these hurdles it would work against the objective of this Motion and make attainable housing opportunities financially infeasible to create.



As an example, according to UC Berkeley's Turner Center [Report](#), development fees make up a significant portion of the costs to build new housing in California cities. The study found that these local fees have significant implications for the overall price and delivery of new housing in California. This was also echoed in the [reporting](#) done by the Los Angeles Times on the high costs of affordable housing construction.

We urge City staff to take these funding pitfalls into consideration when reporting on viable solutions in bringing this Motion to fruition. We hope that the City utilizes tools like, streamlined permitting, by-right development, and existing funding sources, without increasing costs on affordable and market-rate housing production.

BIA-LAV looks forward to working with the Council and City staff on this important and creative housing solution. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado, at dcoronado@bialav.org.

Sincerely,

Diana Victoria Coronado
Vice President
BIA-Los Angeles/Ventura

CC:

The Honorable Eric Garcetti, Mayor
The Honorable Paul Krekorian, Councilmember, Housing Committee Vice Chair
The Honorable Bob Blumenfield, Councilmember
The Honorable David Ryu, Councilmember
The Honorable Paul Koretz, Councilmember
The Honorable Monica Rodriguez, Councilmember
The Honorable Marqueece Harris-Dawson, Councilmember, Housing Committee Member
The Honorable Curren Price, Councilmember
The Honorable Herb Wesson, Council President
The Honorable Mike Bonin, Councilmember
The Honorable John Lee, Councilmember
The Honorable Mitch O'Farrell, Councilmember
The Honorable Jose Huizar, Councilmember
The Honorable Joe Buscaino, Councilmember
Holly L. Wolcott, Los Angeles City Clerk
Keyonna Kidd, Legislative Assistant
Eric Villanueva, Alternate Legislative Assistant

Sent via e-mail

Communication from Public

Name: Chris Smith

Date Submitted: 08/26/2020 12:47 PM

Council File No: 20-0197

Comments for Public Posting: I just saw that you will be considering an investigation into social housing, i.e., publicly owned, permanent housing! This is great news. Now, please pass it. As a former resident of Los Angeles (I moved to Seattle last year in July) and someone who took a keen interest in the question of housing, I think that unoccupied public buildings and abandoned city-owned land would be much better used if it could be turned into social housing. Certainly you see the logic in this solution if not the humanity. Thanks, Chris Smith
5236 S. Fontanelle Place Seattle, WA 98118

Communication from Public

Name: Chase Engelhardt
Date Submitted: 08/26/2020 10:31 AM
Council File No: 20-0197

Comments for Public Posting: Dear Members of the Housing Committee, I would like to thank Councilmembers Bonin, Harris-Dawson and Martinez for starting this important conversation. The City of Los Angeles is in a housing crisis of epic proportion, one that affects each and every one of us. According to the California Housing Partnership, Los Angeles County is short 509,404 affordable units this year. This has led to 79% of extremely low-income households paying more than half of their income on housing costs. 91% of extremely low-income households, 84% of very low-income households, 57% of low-income households, and 29% of moderate income households are forced to spend more than 30% of their income to afford a roof over their head. An additional 41,290 Angelenos and 66,436 of our fellow county residents have not been afforded this privilege and have been forced onto the streets, in RV's, and for those who are relatively lucky, a shelter. As we well know, the current federal administration does not care to address our imperative housing needs. Los Angeles has a unique opportunity to take bold action towards solving this crisis, and showing the rest of the country that social housing is an effective and important solution to the rampant inequity in our country that grows daily. I respectfully urge the committee to back this motion. Thank you, Chase Engelhardt

Communication from Public

Name: Faizah Malik

Date Submitted: 08/26/2020 10:42 AM

Council File No: 20-0197

Comments for Public Posting: Attached please find a letter from Public Counsel in support of the motion. Thank you, Faizah Malik Community Development Project Public Counsel



August 26, 2020

The Honorable Gilbert A. Cedillo
Chair, Housing Committee
Councilmember, 1st District
200 N. Spring Street, Room 1010
Los Angeles, CA 90012

RE: CF # 20-0197: Social Housing / International Models / Construction / Government-Owned Properties / Funding Sources

Dear Chair Cedillo and Members of the Housing Committee:

Public Counsel submits this testimony in support of the motion to study the feasibility of social housing as a potential solution to our City's housing crisis (CF# 20-0197). We urge the Committee to vote in favor of this motion.

Public Counsel is the nation's largest *pro bono* public interest law firm. Our Community Development Project builds strong foundations for healthy, vibrant, economically stable communities by providing free legal services to community-based organizations, affordable housing developers and low-income entrepreneurs.

As noted in the motion, the City of Los Angeles is facing a worsening housing and homelessness crisis. According to the California Housing Partnership, LA County is short 509,404 affordable units this year.¹ 79% of extremely low-income households are severely rent burdened, paying more than half of their income on housing. The lack of affordable housing has caused a 16% increase in homelessness in the City – 41,290 of our fellow Angelenos are forced to live on the streets, in cars and RV's, and in shelters.² COVID-19 has greatly exacerbated our housing crisis. Thousands of people have lost their jobs and income sources, and have fallen behind on rent. We are staring down an impending eviction crisis threatening to displace hundreds of thousands of people in LA County.

Social housing is one promising strategy to help solve our housing and homelessness crisis. Social housing is a "public option for housing," providing housing off of the private market at rents below market rates.³ It can be owned and operated by municipal governments or nonprofit housing providers, or as with community land trusts or other limited-equity cooperatives, residents may own a stake in their homes at subsidized rates. As with the existing public housing system, the purpose is to create a *permanent* source of affordable housing, which the City of Los Angeles desperately needs. Social housing can also further the City's goals of affirmatively furthering fair housing by creating housing in high opportunity areas on public land. Los Angeles would not be the first city to pursue social

¹ https://1p08d91kd0c03rlxhmtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2020/06/Los_Angeles_Housing_Needs_Report_2020-HNR.pdf.

² <https://www.lahsa.org/documents?id=4680-2020-greater-los-angeles-homeless-count-city-of-los-angeles>.

³ <https://homesguarantee.com/wp-content/uploads/Homes-Guarantee--Briefing-Book.pdf>.

housing – models for social housing existing in several other countries and can serve as the basis for a social housing program here.⁴

The motion to explore the feasibility of social housing in the City is an important first step in helping the City and the public understand this innovative and promising model. We urge the City Council to adopt the motion and, along with the Healthy LA Coalition, we look forward to working with the City to build new models that will make Los Angeles a leader in the social housing movement.

Sincerely,

A handwritten signature in black ink, reading "Faizah Malik". The signature is fluid and cursive, with the first name "Faizah" and last name "Malik" clearly distinguishable.

Faizah Malik
Senior Staff Attorney
Community Development Project

⁴ <https://www.peoplespolicyproject.org/wp-content/uploads/2018/04/SocialHousing.pdf>.

Communication from Public

Name: Emily Novokmet

Date Submitted: 08/26/2020 01:51 PM

Council File No: 20-0197

Comments for Public Posting: I support the motion for social housing and its use to resolve the Los Angeles housing crisis. As Donald Trump moves to further segregate housing systems in this nation and keep "low income" individuals out of suburbs and prosperous areas and as Covid and its economic effects ravage our communities, it is more important than ever to make a commitment to resolving our housing crisis in a fair and equitable manner. We need housing and we need it fast. Please support this motion.

Communication from Public

Name: Celia Rose Williams

Date Submitted: 08/26/2020 02:19 PM

Council File No: 20-0197

Comments for Public Posting: Please pass this motion to get families off the street. We need to pass this motion so more housing can be available to unhoused people. The low-income housing needs to be built all throughout Los Angeles it needs to be first on the agenda until people are housed.

Communication from Public

Name: HEART L.A.

Date Submitted: 08/26/2020 02:43 PM

Council File No: 20-0197

Comments for Public Posting: The housing crisis in Los Angeles has been compounded by the unprecedented COVID-19 pandemic. Now, more than ever, it is imperative that we act with urgency and focus our efforts on providing housing for families and individuals with varying income levels. The demand for affordable housing far exceeds what is currently available and our current housing producing model is not sufficient to address the needs of our most vulnerable communities. Low-income and very-low-income households, in particular, are being forced to choose between food, healthcare, childcare, and housing. Many of these families spend more than 50% of their income on rent and some become unhoused as a result. The longer we wait to explore alternate solutions, the worse the public health and environmental crisis will grow. This crisis demands a wide range of solution-based approaches- one of which could be a holistic social housing model with access to public transportation, grocery stores, and other essential amenities. There is a growing Community Land Trust movement and other mission-based non-profits that are gaining traction in California right now that could be pivotal in alleviating the affordable housing crisis we are faced with. We cannot afford to wait to take action. The City must play a greater role to protect its most vulnerable community members and explore partnerships and pathways to establishing Social Housing in Los Angeles. - Housing Equality & Advocacy Resource Team (HEART L.A.)