

## RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, California is in the midst of a housing crisis in which more than 50% of renters—including 80% of low-income renters—are paying more than 30% of their income toward housing, and the median price of a single-family home exceeds \$800,000; and

WHEREAS, nearly 160,000 people in California experience homelessness on any given night according to the United States Interagency Council on Homelessness; and

WHEREAS, there are many reasons housing production has not kept pace with demand, including a very speculative market and high land costs, insufficient land zoned for multi-family housing, lengthy and costly entitlement processes, and the lack of sufficient and ongoing funding streams dedicated to solving California's housing and homelessness crisis; and

WHEREAS, the California Department of Housing and Community Development (HCD) recently released the 2022 Statewide Housing Plan, which estimates that California needs to build approximately 2.5 million units of housing over the next eight years, with no less than 1 million units affordable to lower income households; and

WHEREAS, according to HCD, California will need 180,000 new units of housing each year just to keep up with existing demand, including 80,000 units affordable to lower-income households, yet the State averages less than 100,00 units per year and has never produced more than 20,000 new affordable homes in any year, all while the State's housing market is one of the most competitive in the entire country; and

WHEREAS, the Los Angeles-Long Beach-Glendale metropolitan region remains the nation's least affordable major housing market for the seventh consecutive quarter; and

WHEREAS, according to a recently published study by the UC Berkeley Labor Center, pay and health coverage among California's construction workers is so poor that nearly 50% of this workforce has to rely on the State's five largest safety net programs at an annual cost of over \$3 billion; and

WHEREAS, the State has an acute shortage of construction workers, with tight labor markets in nearly every region and a workforce training pipeline that has not kept pace with rising demand; and

WHEREAS, Assembly Bill 2011 (AB 2011) would create the Affordable Housing and High Road Jobs Act of 2022, which would allow climate-friendly affordable housing to be built by right in eligible infill areas currently zoned for office, retail, and parking uses, as well as along commercial corridors, as long as projects meet significant and specified affordability, labor, and environmental commitments while also growing a thriving and well-paid construction workforce; and


WHEREAS, AB 2011 would allow 100% affordable housing anywhere in these areas that is not adjacent to industrial land or on environmentally sensitive land, and mixed-income housing will be focused along commercial corridors that are wide enough to accommodate density and new transit; and


WHEREAS, AB 2011 would require eligible sites to include either 8% of units for very low income households and 5% of units for extremely low income households, or, at least 15% of units affordable to low-income households; and

WHEREAS, AB 2011 would require developers seeking to build eligible projects to meet a range of responsible wage and training standards, including prevailing wage, health benefits for workers on projects of 50 or more units, and a requirement that all contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program;

**NOW, THEREFORE, BE IT RESOLVED**, with the concurrence of the Mayor, that by adoption of this Resolution, the City of Los Angeles hereby includes in its 2021-2022 State Legislative Program SUPPORT for Assembly Bill 2011 (Wicks), the Affordable Housing and High Road Jobs Act of 2022, which will help address the City's housing crisis while creating middle-class jobs.

PRESENTED BY:

  
NITHYA RAMAN  
Councilmember, 4th District

  
MIKE BONIN  
Councilmember, 11th District

SECONDED BY:



ORIGINAL

AUG 26 2022

