



Sept. 29, 2025

Planning and Land Use Management Committee
JOHN FERRARO COUNCIL CHAMBER
ROOM 340, CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER BOB BLUMENFIELD, CHAIR
COUNCILMEMBER HEATHER HUTT
COUNCILMEMBER ADRIN NAZARIAN
COUNCILMEMBER JOHN S. LEE
COUNCILMEMBER NITHYA RAMAN

Re: Affordable Housing Streamlining Ordinance (CF 23-0623-S1) – Labor Standards

Dear Honorable Members,

On behalf of the Housing Action Coalition, I write to express concern regarding the proposal for incorporating labor standards within the Affordable Housing Streamlining Ordinance. While we share the goal of improving wages and working conditions in the residential construction sector, the majority of the frameworks under consideration would render these desperately needed affordable housing projects in Los Angeles economically infeasible.

As the Department of City Planning's own analysis makes clear, imposing prevailing wage, project labor agreements, or "skilled and trained workforce" requirements across the board would add substantial costs and risks to projects, likely prompting most to not proceed under the current program. Among the options presented by staff, **only the 85-foot threshold framework offers a workable balance**. To incentivize the construction of these Type 1 projects with accompanying labor standards, this committee could give additional direction to DCP staff to explore allowing them additional waivers and incentives around height, FAR, and market-rate ADUs that are currently prohibited within the ordinance.

Rather than adopting infeasible labor mandates, we urge the Committee to pursue a more constructive path: **support a study on establishing a minimum wage for residential construction workers**. Such a study, as proposed by the Carpenters Union, would examine how setting a fair wage floor (e.g., \$32.35 per hour plus healthcare credits) could stabilize the workforce, reduce exploitation, and attract the additional 50,000 workers needed to meet Los Angeles' housing and rebuilding goals. This approach would allow the City to make policy based on robust economic analysis, balancing labor protections with the urgent imperative to increase housing supply.

Los Angeles faces an unprecedented housing crisis. The City Council must take great care not to inadvertently stall the production of affordable housing through well-intentioned but unworkable mandates. We strongly recommend adopting the 85-foot threshold as the only viable labor standard for this program, as well as supporting a comprehensive study of a residential construction minimum wage.

Thank you for your leadership on this critical issue and for considering these recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Zwick', with a stylized, flowing script.

Jesse Zwick

Southern California Director | Housing Action Coalition