

## Communication from Public

**Name:** Housing Action Coalition

**Date Submitted:** 10/20/2025 10:33 AM

**Council File No:** 25-1138

**Comments for Public Posting:** RE: Support for Item 1 (CF 25-1138) — Residential Construction Minimum Wage Study Dear Chair Price and Honorable Committee Members, On behalf of the Housing Action Coalition (HAC), I write in support of the motion to commission a study on a Residential Construction Minimum Wage (RCMW) for mid-size residential construction in the City of Los Angeles. HAC is a statewide nonprofit advocacy organization dedicated to expanding housing opportunities across California through pro-housing policies that make it possible to build homes of all types faster and more affordably, and we believe this policy could be a win-win: more housing, built faster, by skilled workers who can afford to live in Los Angeles. Los Angeles cannot meet its housing goals without a strong, stable construction workforce. A growing body of research documents the exploitation and chronic underpayment of LA's residential construction workers. This has led to widespread worker turnover, wage theft, and unsafe job sites — all of which can undermine housing delivery and drive up project costs over time. Quite simply, LA can't build the housing it needs without the workers to do it. Because HAC's mission is to ensure our state builds more housing, we are always concerned about how new requirements may undermine project feasibility, especially during today's challenging financing environment. For this reason, we commend the City Council for pursuing a data-driven study to evaluate how a residential minimum wage can raise the floor for workers while maintaining development feasibility for those seeking to build the homes Los Angeles desperately needs. Thank you for your leadership and commitment to ensuring that Los Angeles remains a city where both housing and opportunity can thrive. Sincerely, Jesse Zwick  
Southern California Director | Housing Action Coalition



October 20, 2025  
Economic Development & Jobs Committee  
Los Angeles City Council  
City Hall, 200 N. Spring Street  
Los Angeles, CA 90012

RE: Support for Item 1 (CF 25-1138) — Residential Construction Minimum Wage Study

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Thank you for your leadership and commitment to ensuring that Los Angeles remains a city where both housing and opportunity can thrive.

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

## **Communication from Public**

**Name:**

**Date Submitted:** 10/20/2025 10:52 AM

**Council File No:** 25-1138

**Comments for Public Posting:** Please post to council file



October 20, 2025  
Economic Development & Jobs Committee  
Los Angeles City Council  
City Hall, 200 N. Spring Street  
Los Angeles, CA 90012

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Sincerely,

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Jesse Zwick  
Southern California Director | Housing Action Coalition

## **Communication from Public**

**Name:**

**Date Submitted:** 10/20/2025 12:37 PM

**Council File No:** 25-1138

**Comments for Public Posting:** Please post the attached to the council file



**Los Angeles  
Urban League**

*Empowering communities.  
Changing lives.*

October 07, 2025

Los Angeles City Council  
City Hall  
200 N. Spring Street  
Los Angeles, CA 90012

**Re: Support for Higher Wages for Residential Construction Workers**

Dear Members of the Los Angeles City Council,

On behalf of the Los Angeles Urban League, I am writing to express our strong support for the Western States Carpenters' effort to establish a minimum wage and health benefits for residential construction workers on qualifying projects.

Los Angeles is at a critical crossroads. We face a growing housing crisis and an equally urgent shortage of skilled construction workers. The city needs tens of thousands of additional workers to meet its housing goals, yet many are being driven out of the industry by low wages, job insecurity, and unfair labor practices. At a time when we are striving to build a more equitable and sustainable future for all Angelenos, it is unacceptable that the very people building our homes cannot afford to live in them.

The Los Angeles Urban League has worked for over a century to ensure economic empowerment and equity for underserved communities. We know that good jobs—those that provide fair pay, benefits, and dignity—are the foundation of strong families and stable neighborhoods. Establishing a minimum wage and health benefits for residential construction workers is not just a matter of fairness—it's a matter of economic justice and community sustainability.

A stronger, locally based construction workforce will help ensure that the dollars invested in housing development remain in our communities, supporting small businesses, local hiring, and long-term economic growth. By setting fair labor standards, Los Angeles can lead the nation in demonstrating that economic development and worker dignity go hand in hand.

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President & CEO  
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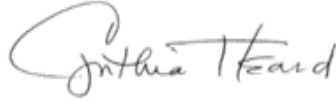
Caprice Willard Bent

Stanley Washington

Lillian Wilson

The Los Angeles Urban League stands in solidarity with the Western States Carpenters in urging the City Council to adopt a minimum wage and benefit standards for residential construction workers. Together, we can build not just more housing—but a more just, equitable, and resilient Los Angeles.

Sincerely,

A handwritten signature in dark ink, reading "Cynthia Mitchell - Heard". The signature is fluid and cursive, with the first name "Cynthia" being more prominent and the last name "Heard" following in a similar style.

Cynthia Mitchell - Heard  
President & CEO







## **Communication from Public**

**Name:**

**Date Submitted:** 10/20/2025 12:49 PM

**Council File No:** 25-1138

**Comments for Public Posting:** Please post to the council file



# Painters & Allied Trades District Council 36

**Luis F. Robles**

**Business Manager**

DRYWALL FINISHERS, FLOORLAYERS, GLAZIERS, PAINTERS, TRADESHOW & SIGNCRAFT

October 20, 2025

Re: Residential Minimum Wage (Council File 25-1138)

Dear Council Members of the Los Angeles City Council:

The members of the Painters and Allied Trades District Council 36 proudly help build, paint, and finish the homes and apartments that make up Los Angeles. We write to express our strong support for establishing a minimum wage for residential construction workers in our city.

Residential construction has become a low-wage sector, even as the cost of living continues to skyrocket. Many of the workers finishing Los Angeles' housing developments are paid less than \$20 an hour, without benefits or job protections. These aren't "unskilled" jobs—they require training, attention to safety, and craftsmanship. Yet too many workers are exploited by a system that rewards the lowest bid over fair pay and quality work - and often even live on the street.

A construction worker minimum wage is not just a matter of fairness—it's smart policy. A minimum wage would build a stronger local workforce by ensuring that the people doing these jobs can make enough to live and work in this city. Right now, 1 out of every 12 homeless workers in Los Angeles is somebody working in the construction industry. That's simply not right.

Home construction should be a career that can support a family, not a route to low pay and exploitation.

It would save taxpayers money, since workers earning a living wage rely less on public assistance and contribute more to local tax revenue. This is a huge deal, since right now California taxpayers pay \$3 billion per year in public benefits to underpaid construction workers.

Los Angeles is facing a housing and affordability crisis—but that crisis will not be solved by keeping construction workers in poverty. Paying workers a fair wage and enforcing standards will help attract the workforce needed to actually build the homes we need.

We urge you to approve this study. The housing crisis is the greatest crisis facing our city today—and we owe it to the residents of Los Angeles to study one of the most promising potential solutions to the housing crisis.

Sincerely,

Luis F. Robles  
Business Manager

## Communication from Public

**Name:** Eli Lipmen

**Date Submitted:** 10/20/2025 01:19 PM

**Council File No:** 25-1138

**Comments for Public Posting:** Please find our letter in support of Council File 25-1138 attached.



Los Angeles City Council  
200 N Spring Street, Los Angeles, CA

October 20, 2025

To Whom It May Concern:

I am writing to express Move LA's strong support for Council File 25-1138 to commission a study on the effects of establishing a Residential Construction Minimum Wage for all mid-size residential construction.

[Move LA](#) is a nonprofit coalition-building organization that led the effort to successfully pass Measure R (2008), M (2016), H (2017), and A (2024) in L.A. County, and Measure ULA (2022) in the City of Los Angeles. Each and every one of those measures had strong labor provisions that expanded good-paying jobs in the region. Move LA strives to build a broad constituency to advocate for the development of a transportation system for Los Angeles County, champion strategies to accelerate its implementation, and fight for policies to ensure prosperous and healthy neighborhoods around stations where people of all ages and incomes can live, work, and thrive.

We face a severe housing shortage, extreme poverty and homelessness, and a shrinking pool of construction workers. To meet our housing goals, Los Angeles needs tens of thousands of additional workers. Yet low wages, immigration raids, misclassification, and wage theft continue to drive workers out of this vital industry.

The current state of the residential construction industry—where large firms often subcontract nearly every aspect of a project—has created a system that rewards exploitation and cuts corners at the expense of workers and quality. This unstable model jeopardizes both our workforce and our housing future. We cannot afford to continue a cycle where workers are imported temporarily, with their wages leaving our community. We need a strong, stable, and local workforce that invests in LA.

The consequences of inaction are already evident: the median construction worker in Los Angeles earns just \$35,400 per year (adjusted for cost of living)—one of the lowest rates in the country. This is unacceptable for the people who are literally building the foundations of our community.

Move LA strongly believes the City of Los Angeles must prioritize policies that establish fair wages and health benefits for residential construction workers on qualifying projects. Doing so will not only stabilize our workforce but also strengthen our local economy, uplift families, and build a more sustainable housing future.

Sincerely

Eli Lipmen  
Executive Director, Move LA  
[www.movea.org](http://www.movea.org)

## **Communication from Public**

**Name:** Western States Regional Council of Carpenters

**Date Submitted:** 10/21/2025 09:52 AM

**Council File No:** 25-1138

**Comments for Public Posting:** Please post this to the council file.



# WESTERN STATES REGIONAL COUNCIL OF CARPENTERS



**Frank Hawk**

Executive Secretary-Treasurer

59 Spokane, WA

82 Great Falls, MT

96 NW Millwrights

196 Pile Drivers, WA

206 Seattle, WA

213 Los Angeles, CA

323 So. Los Angeles, CA

360 So. Puget Sound, WA

425 No. Puget Sound, WA

503 Portland, OR

541 Eugene, OR

555 Colorado

562 Long Beach, CA

619 San Diego, CA

635 Boise, ID

661 Sylmar, CA

714 Buena Park, CA

721 Whittier, CA

743 Bakersfield, CA

801 Utah

805 Camarillo, CA

808 Idaho Falls, ID

909 Ontario, CA

951 Riverside, CA

971 Reno, NV

1136 Kettle Falls, WA

1243 Fairbanks, AK

1281 Anchorage, AK

1319 New Mexico

1607 Millwrights

1912 Arizona

1977 Las Vegas, NV

2520 Pile Drivers & Divers, AK

2761 McCleary, WA

2851 La Grande, OR

2949 Roseburg, OR

October 21, 2025

City of Los Angeles

200 N. Spring Street, Room 480

Los Angeles, CA 90012

Dear City Councilmembers,

I am writing on behalf of the Western States Regional Council of Carpenters (WSRCC), which proudly represents over 45,000 hardworking tradespeople across Southern California, to respectfully request your support for the proposed *Residential Construction Minimum Wage Motion*.

Los Angeles is facing both a severe housing shortage and a shrinking pool of residential construction workers. Combined with the added pressures of low wages, widespread worker misclassification, immigration raids, and wage theft, it is no surprise that many workers are leaving, or choosing not to enter, the industry at all. To meet its housing goals, the City must adopt policies that guarantee fair wages and health benefits for residential construction workers, ensuring Los Angeles can attract and retain the skilled workforce needed to build the homes our residents desperately need.

The current state of the residential construction industry, where large firms often subcontract nearly every aspect of a project, has created a system that rewards exploitation and cuts corners at the expense of workers and quality. This unstable model jeopardizes both our workforce and our housing future. We cannot afford to continue a cycle where workers are brought from out of the area temporarily, with their wages leaving our community. Los Angeles needs a strong, stable, and local workforce invested in our neighborhoods.

The consequences of inaction are clear: the median construction worker in Los Angeles earns just \$35,400 per year (adjusted for cost of living), among the lowest in the nation. That is unacceptable for the people literally building the foundations of our community.

The proposed motion is an essential first step. It does not specify a minimum wage but simply directs a study to analyze the economic and housing impacts of establishing a fair wage for residential construction workers.

Some say that a residential construction worker minimum wage should include trade classifications as contained in prevailing wage law to protect existing labor standards, but this residential workforce does not have any existing labor standards. Almost the entirety of the residential construction sector is non-union. Therefore, any assertion that union members would face wage dilution because of a minimum wage is simply false.



# WESTERN STATES REGIONAL COUNCIL OF CARPENTERS



**Frank Hawk**  
Executive Secretary-Treasurer

59 Spokane, WA  
82 Great Falls, MT  
96 NW Millwrights  
196 Pile Drivers, WA  
206 Seattle, WA

213 Los Angeles, CA  
323 So. Los Angeles, CA  
360 So. Puget Sound, WA  
425 No. Puget Sound, WA  
503 Portland, OR  
541 Eugene, OR

555 Colorado  
562 Long Beach, CA

619 San Diego, CA  
635 Boise, ID  
661 Sylmar, CA

714 Buena Park, CA  
721 Whittier, CA  
743 Bakersfield, CA  
801 Utah

805 Camarillo, CA  
808 Idaho Falls, ID  
909 Ontario, CA

951 Riverside, CA  
971 Reno, NV

1136 Kettle Falls, WA  
1243 Fairbanks, AK

1281 Anchorage, AK  
1319 New Mexico

1607 Millwrights  
1912 Arizona

1977 Las Vegas, NV  
2520 Pile Drivers & Divers, AK

2761 McCleary, WA  
2851 La Grande, OR

2949 Roseburg, OR

Ultimately, Los Angeles must take bold action to attract and retain workers in the residential construction industry. Establishing a *Residential Construction Minimum Wage*, coupled with a private right of action to combat wage theft and exploitation, is essential to building more housing and helping a residential construction workforce.

Sincerely,

Favian Guillen  
WSRCC President



## Communication from Public

**Name:** Jessica Melendez

**Date Submitted:** 10/21/2025 10:38 AM

**Council File No:** 25-1138

**Comments for Public Posting:** As a community land trust, TRUST South LA is deeply invested in solutions that address both housing stability and economic justice. We cannot solve the housing crisis without addressing the conditions of the workers that make housing possible. Establishing a residential construction worker minimum wage is not just about fairness, it is about building a sustainable, long-term workforce that ensures our housing goals are met without sacrificing people's dignity. We urge this committee to approve and move forward the study on the effects of establishing a Residential Construction Minimum Wage (RCMW) for all mid-size residential construction in the City Thank you.

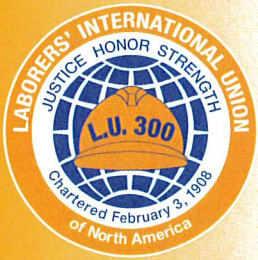
## **Communication from Public**

**Name:**

**Date Submitted:** 10/21/2025 11:08 AM

**Council File No:** 25-1138

**Comments for Public Posting:** Please post to the file.



# LIUNA! LOCAL 300

*Feel the Power*

October 21, 2025

**SERGIO RASCÓN**  
*Business Manager*

**LUIS R. ROBLES**  
*Secretary Treasurer*

**JAVIER NUÑEZ**  
*President*

**TONY E. OLEA III**  
*Vice President*

**RICARDO ANDRADE**  
*Recording Secretary*

**DELFINO DE LA CRUZ**  
*Executive Board*

**IVAN RASCÓN**  
*Executive Board*

Dear Members of the Los Angeles City Council:

On behalf of LIUNA Local 300 and our thousands of construction laborers who build and maintain the housing, infrastructure, and communities of Los Angeles, we strongly urge you to vote to advance a study to adopt a minimum wage for residential construction workers.

Too many of the men and women who build Los Angeles cannot afford to live here. Residential construction workers are often paid poverty wages, misclassified as independent contractors, or denied overtime and benefits. These conditions are driving skilled workers out of the trade and out of the city. If Los Angeles is serious about addressing its housing shortage, we need to make sure there's a stable, trained workforce to actually build that housing.

A residential construction worker minimum wage would:

- Lift working families out of poverty. Construction is hard, skilled work. No one building housing in Los Angeles should need public assistance to put a roof over their own head.
- Stabilize the workforce and improve safety. According to the Associated General Contractors of America, 94% of construction firms struggle to fill open positions. Fair wages reduce turnover, and will attract more workers to help create a workforce to build Los Angeles.
- Bring in revenue for state and local governments. When workers are paid fairly and classified properly, payroll taxes are paid, communities are safer, and the City collects more revenue for public services.
- Make Los Angeles housing more affordable. L.A. has a severe shortage of housing supply - partially due to lacking the workforce to build that housing. A Construction minimum wage is a key part of solving our housing shortage, by attracting the workers to build our city.

Raising wages for the workers who build our homes will not make housing unaffordable — it will make our city more sustainable. The cost of labor is only a small share of total housing costs, but it is the entire livelihood of the people doing the work.

Los Angeles has an opportunity to lead the nation by ensuring that the people who build our housing can also afford to live in it. We urge you to stand with working families and pass a strong residential construction worker minimum wage.

Sincerely,

A handwritten signature in black ink that reads "Sergio Rascón" followed by a stylized flourish.

Sergio Rascón  
Business Manager  
LIUNA Local 300