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from the public

**HOUSING FOR A STRONGER LOS ANGELES
 COALITION PLATFORM**

To ensure an adequate supply of safe, decent, affordable housing that promotes the health, education, sustainability and economy of our City and County, Los Angeles must dedicate a source, or sources, of funding for affordable housing of at least \$100 Million a year in City of Los Angeles and \$50 Million a year in the County of Los Angeles.

BACKGROUND ON THE AFFORDABLE HOUSING CRISIS

1. HOUSING IS OUT OF REACH

The gap between wages and housing costs is a crisis that impacts the majority of Angelenos and poses a serious threat to the future sustainability, health, and economy of our City and County.

A working family needs to earn nearly \$29.29 per hour – or \$60,920 per year – to afford the average rent in Los Angeles.

The average renter earning \$17.99 an hour would have to devote over 60 percent of their income to afford home ownership, assuming they were able to afford a down payment, etc.

Approximately 60% of renters in Los Angeles are rent burdened, paying more than 30% of income to rent.

Approximately 12% of LA County households are overcrowded (using a standard of one person per room).

Establishment of a \$100 Million Housing Trust Fund would create a minimum of 1,061 construction jobs and 261 recurring local jobs annually while generating at least \$21 million in recurring local income.

39,463 men, women and children are homeless in shelters or on the streets in LA County, not including an additional 18,274 men, women and children who are estimated to be the hidden homeless, living in places unfit for human habitation such as garages and cars.

7,590 are family members including children and an additional 821 are unaccompanied youth.

6,248 are veterans.

22,992 men, women and children are homeless in shelters or on the streets of the City of Los Angeles, not including an additional 6,690 men, women and children who are estimated to be the hidden homeless.

Over 15,000 housing units at risk over losing affordability covenants in the next 5 years.

2. HOUSING PROVIDES MORE THAN SHELTER

In addition to providing safe, decent, stable living environment, investing in Affordable Housing has positive ripple effects throughout the community and provides much needed investment the City's jobs, economy and infrastructure.

Educational Attainment—Onsite resident services and afterschool programs increase school attendance and enhance work habits. Affordable housing relieves overcrowding, which is correlated with lower math and reading scores, fewer years of education and lower likelihood of graduation.

Health—Children in low income families in subsidized housing are more likely to meet well child criteria such as absence of developmental concerns, maintenance of healthy weight than their peers on wait lists for housing assistance.

Sustainability—Housing low income households near jobs and public transportation is a sustainable smart growth strategy—there is a symbiotic relationship between low income housing and transit ridership

Jobs & the Economy—During the recent recession, affordable housing supported the local economy by continuing investment in housing and infrastructure and generating local construction jobs

Public Safety - Stable, safe and affordable homes are critical to keeping families together, healthy, and out of homelessness where they are more likely to both be victims and perpetrators of crime. Additionally, homelessness is correlated with over utilization of emergency services, which prevents first responders from being able to respond as quickly to other emergencies.

3. LOS ANGELES IS LOSING GROUND

Hard won progress has been lost in recent years--federal cuts and the loss of redevelopment have virtually obliterated the Affordable Housing Trust Fund and the City needs to regain focus and leadership on housing as a pressing quality of life and economic development issue.

- LA City's funding for affordable housing has plummeted from over \$100 Million for affordable housing in 2008 to just \$28 Million projected for 2013.
- Loss of redevelopment in 2012 represents a \$50 Million loss in annual affordable housing investment and none of the CRA tax increment that now flows to the City has been preserved for housing
- A 44% reduction to HOME has resulted in \$19 Million annual loss in local affordable housing investment
- Prior to the economic downturn in 2008, the City invested \$13 Million in General Fund annually in the Affordable Housing Trust Fund
- These reductions to local funding represent an opportunity cost to Los Angeles of hundreds of affordable homes per year, and hundreds of millions of dollars that would be leveraged into housing and infrastructure investment, local construction jobs.

- Other jurisdictions facing the same challenges have already stepped up and taken leadership. Examples include:
 - The City of San Francisco launched successful ballot measures on the November 2012 ballot--Measure C to dedicate \$50 Million annually in General Funds to replace loss of redevelopment funds for affordable housing as well as Measure E, a companion budget measure.
 - In October 2012, Los Angeles County Board of Supervisors allocated \$11 Million in onetime funds and \$15 Million in ongoing funds annually from the property taxes received as a result of the dissolution of redevelopment agencies for affordable housing.

ABOUT HOUSING FOR A STRONGER LOS ANGELES

Housing for a Stronger Los Angeles is a broad-based coalition of affordable housing providers; social service, community-based, and faith-based organizations; and business and development industry leaders with a common commitment to housing as a means of promoting the health, education sustainability and economy of Los Angeles.



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