



Jose Huizar  
Los Angeles City Hall  
200 North Spring Street  
Los Angeles 90012

Date: 8/22/17  
Submitted in PLVM Committee  
Council File No: 17-0274  
Item No.: 4

Dear Councilmember Huizar,

Communication  
from public

On behalf of Move LA, I wish to express our organization's support for the Affordable Housing Linkage Fee. Move LA has long been a champion for affordable housing, particularly near transit.

Low- and moderate-income Angelenos make up 90% of Metro's ridership and it is important that they are not priced out of neighborhoods when new rail stations open. With the number of stations virtually doubling in LA County — from 103 to 200 — the connectivity and coverage of the transit system will dramatically improve, and the number of neighborhoods within a 15-minute commute of major employment centers will also increase. This could activate the real estate market around many stations, providing enormous opportunity to improve station area neighborhoods with homes for people with a range of incomes and with walk- and bike-friendly "active environments" that provide easy access to housing and jobs, fresh food markets, parks, schools, and other destinations. This development will help achieve many public objectives, including high transit ridership, more transportation and housing choices, improved access to jobs, improved public health, and improved environmental and economic outcomes for the region.

However, much of this value could be lost if the City and County cannot provide for housing of all types to ensure that low- and moderate-income transit riders can live and work nearby. Workers who earn less than \$25,000 and live within half a mile of a transit station are three times more likely to take transit than those who earn more than \$75,000 and live close to a station. The AHLF could be the right program to capture some of this value as it would net at least \$150 million per year for affordable housing. Furthermore, the benefit derived from such a fee will not just benefit the public at large but the very businesses, property owners, and managers that may be subject to the fee as it will result in a workforce that can live and work closer together, reducing traffic congestion, greenhouse gas emissions, and improving productivity by reducing stress caused by longer commute times. And if the fee varies by geography to consider local communities and market forces, then this accounts for a well-thought out, compromise solution.

As our region faces an unprecedented affordable housing crisis, which drives our homelessness crisis, we must fund workable solutions to build more affordable housing. Move LA is committed to finding new sources of funding to ensure that housing and transportation development in station area neighborhoods is equitable, and therefore we support the AHLF. Yours truly,

Denny Zane  
Executive Director  
Move LA