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**URGENT: PLEASE READ AND SUBMIT TO COUNCIL FILE: 15-1170-S1 (118-126 N. Flores St.) (Hearing date: June 30, 2017) Important relevant to DWP data**

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Sylvie Shain <sylvie@sylvieshain.com>

Fri, Jun 30, 2017 at 7:27 AM

To: James Bickhart <james.bickhart@lacity.org>, Tom Henry <tom.henry@lacity.org>

Cc: councilmember.koretz@lacity.org, "John A. Henning, Jr." <jhenning@planninglawgroup.com>, sharon.dickinson@lacity.org, zina.cheng@lacity.org

Hi Jim,

I listened to the Housing Committee recording and tried to transcribe as best as I could what I believe to be critical information regarding the reliability of that data as the departments testified to it.. I did this in response to the letter I saw come from the Applicant's attorney quoting one excerpt from that Committee meeting that supported their premise that DWP was reliable because it was calculated on a unit basis.

However, the testimony that came afterwards clearly indicated that the data was not reliable and that both the DWP and City Planning were aware of this, and largely why DWP has since pulled its data from use by City Planning.

I am attaching the audio excerpt of that discussion as well as a transcription-as best I could do under time constraints. The timestamps are relative to the full recording of the hearing, not the excerpt.

Thank you,  
Sylvie

**Excerpt from the 6/21/17 Housing Committee Hearing:**

37:53 Claire: They did give us some numbers recently. We kept pressuring them. The numbers was over 7% and they felt like they had not had the adequate staff to review those numbers. They felt that there were a lot of units that they had not appropriately counted and they needed more resources to be able to do that. And they were not promising that we could have that within a year

CM Koretz: What other commercially available data sources that we could rely on?

38:46 DWP: Richard Thomas (general counsel for DWP) There are some limitations because of the system that the department developed was not obviously designed with an eye towards this issue in mind. It's not something that is essential or even integral to the departments operations. That was not the system that was developed. As was indicated there are some issues in terms of the ability of the system to capture information in the manner in which city planning is now needing it in order to determine vacancy rates. That's just not what the department of water and Power is concerned with in terms of utility operations. We will need to see what we can do to assist them I issue is number of units and the ability to process that much information has a cost to it.

41:05 CM Koretz: How did we do it a year and a half ago and why can't we do the same thing.

41:10 Claire: I'm gonna let Jack answer that. He had to do a work-around that time.

Jack: The purpose is different. The vacancy that we tracked before was trying to find out the movement, the change, the gross change about each community plan area. But this is concentrating on renter occupied, owner-occupied multiple-housing units. It's kind of...not the purpose of before.

CM Koretz: So are you saying you were doing a separate project that happened to provide that data that you're not doing now.

There is no data now. The one that I requested from the DWP. And they sent us a file that was not the 10-month idling vacancy rate. We found out further through the email. It was a snapshot of 1 day only. That is the reason why the recent release of the vacancy rate is higher than the historical trend.

(Less relevant testimony not transcribed-refer to audio)

Thomas: "The more information you capture, the more issues you have with capturing it."

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**2 attachments**

 **Relevant re inaccuracy of DWP data- Excerpt from the housing committee mtg.mov**  
3679K

 **Transcription from the Housing Committee regarding vacancy data.pdf**  
31K

**Excerpt from the 6/21/17 Housing Committee Hearing relating to the issue with the calculation of vacancy rates using DWP data**

(Timestamps refer to hearing audio)

37:53 Claire Bowen (city planning): "They did give us some numbers recently. We kept pressuring them. The numbers was over 7% and they felt like they had not had the adequate staff to review those numbers. They felt that there were a lot of units that they had not appropriately counted and they needed more resources to be able to do that. And they were not promising that we could have that within a year."

CM Koretz: "What other commercially available data sources that we could rely on?"

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CM Koretz: "So are you saying you were doing a separate project that happened to provide that data that you're not doing now"

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