

RESOLUTION

WHEREAS, renters constitute over 60% of households in the City of Los Angeles; and

WHEREAS, Los Angeles' renters are students, immigrants, seniors, workers, low- and middle-income families, transit riders, and more, reflecting our city's diversity and driving our economy; and

WHEREAS, Los Angeles is now the most unaffordable rental market in the nation, where an average 1-bedroom apartment costs \$2,395 a month; and

WHEREAS, in April 2014, tenant rights groups, affordable housing developers, and other advocates created Renters' Day LA to highlight the rental crisis and to call for urgent action; and

WHEREAS, since then, significant progress has been made to keep vulnerable renters housed through increases in the minimum wage, expanded tenant protections, and funding to create and preserve affordable housing; and

WHEREAS, despite this progress, extreme housing unaffordability persists, and renters currently need to earn over \$45 per hour, nearly 3 times the local minimum wage, to afford the average asking rent in LA County; and

WHEREAS, 6 of 10 renter households in Los Angeles are rent-burdened and 3 of 10 are severely rent-burdened, meaning they spend over 50% of their income on rent, leaving less in their budgets for health care, childcare, education, healthy food, savings and retirement, and other household costs; and

WHEREAS, for all but the highest-income earners, conventional pathways to homeownership in Los Angeles are largely inaccessible due to the extraordinary cost of purchasing a house, depriving low-income families of intergenerational housing stability and wealth development; and

WHEREAS, existing programs to increase development and access to affordable housing such as Low Income Housing Tax Credits, federal housing choice vouchers, and various rental subsidy initiatives depend on the private housing market, which is driven by rampant speculation and ultimately prioritizes profit over universal access to housing; and

WHEREAS, in other countries and major cities outside the U.S., alternative housing models such as social housing exist alongside privately owned rentals in order to serve households of all-income levels, particularly those in need of the deepest affordability; and

WHEREAS, in November 2020, the City Council requested report backs from various City departments pursuant to Council File 20-0197, in order to explore the funding and policy feasibility of establishing a social housing program in the City of Los Angeles; and

WHEREAS, the development of social housing in Los Angeles could benefit renters across the

APR 19 2023

socioeconomic and geographic spectrum while providing the long-term affordability and housing stability that leads to more sustainable, diverse communities; and

WHEREAS, social housing includes models for collective homeownership and resident management for low-income households, providing an opportunity for lower-income residents to afford homes and lay down roots in a community; and

WHEREAS, according to the Regional Housing Needs Assessment, Los Angeles City must plan for 456,643 units, including 130,543 for lower-income households, by the year 2029, representing a major opportunity to develop alternative rental and homeownership stock; and

WHEREAS, in 2022, a majority of Los Angeles voters passed Measure ULA, which dedicates a significant portion (22-25%) of tax revenue generated for a new program entitled "Alternative Models for Permanent Affordable Housing," prioritizing scale, speed, flexibility, longevity of public benefit through permanent affordability and an enhanced role of residents in their own housing; and

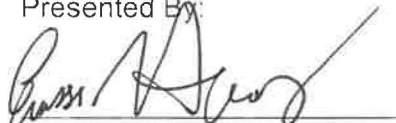
WHEREAS, the recently declared homeless state of emergency and the ongoing housing crisis that informs it demand that we explore innovative, bold, and sustainable solutions so that all Angelenos can have a safe, healthy, and affordable place to live.

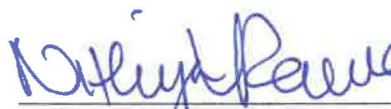
NOW, THEREFORE, BE IT RESOLVED that by the adoption of this Resolution, the City of Los Angeles recognizes the urgent need to pursue social housing as a model to ensure safe, healthy, and affordable homes for all residents of Los Angeles.

BE IT FURTHER RESOLVED that the City must explore methods addressing the housing and homelessness crisis, including social housing, that operate outside of the private housing market.

BE IT FURTHER RESOLVED that the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT for legislation that would support the development of social housing in the City of Los Angeles.

Presented By:


Eunisses Hernandez,
Councilmember, 1st District


Nithya Raman
Councilmember, 4th District


Hugo Soto-Martinez
Councilmember, 13th District

Seconded By:



ORIGINAL