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From: Doris and Les [REDACTED]
Sent: Monday, September 2, 2019 12:10 AM
To: Regional Housing
Subject: 6th Cycle Regional Housing Needs Assessment

As West Los Angeles homeowners we are now facing a new threat to our way of life from Sacramento. At the direction of Governor Newsom, the Department of Housing and Community Development (HCD) has determined that our region needs 1.3 million new homes by 2029.

This is a huge figure... more than THREE TIMES the projection by you, our own Southern California Association of Governments (SCAG).

If this crazy-high goal goes unchallenged, and SCAG rolls over and accepts it, the result will surely be still more deregulation, up zoning and density. None of which can be supported by our already-strained infrastructure.

Please revert to SCAG's original RHNA of 430,000 units by 2029 and reject HCD's hugely inflated 1.3 million determination.

More sensible and realistic models (including HCD's own forecast) indicate that California's additional housing need by 2025 is around 1.1 million.... less than a third of the mythical 3.5 million number that underpins current State housing policy.

Increase targets for low and moderate-income housing, reduce luxury housing targets.

The most urgent housing issues facing our region are homelessness and affordability. While developers seem most interested in building market-rate (aka luxury) housing, the real need is surely for low and moderate income housing. It is important that the breakdown of RHNA totals for each city by income bracket reflect this need.

Of the four income brackets in your current proposals, the largest target is set for "above moderate income" housing, at around 45% of the total. This figure is way too high. Please consider reducing this to around 20%, with corresponding increases in the targets for low- and moderate-income housing.

Respectfully,
Doris Roach
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