

September 9, 2019

Southern California Association of Governments
900 Wilshire Blvd, Ste. 1700
Los Angeles, CA 90017

Dear RHNA Subcommittee:

On behalf of the Los Angeles Area Chamber of Commerce, I write to share our comments regarding proposed options to the Regional Housing Needs Assessment. The Chamber has been a strong advocate for an increase in all housing, as we believe that the current supply and demand imbalance has created an untenable situation in which over 50 percent of renters are considered rent-burdened, and too many resident are forced to live long distances from jobs and endure crushing commutes.

- *Local Input* – Local input should be balanced with accommodating the total number of housing units needed in each area to ensure equity for residents and that each municipality is contributing towards improving the housing crisis. Housing should be built both in areas with available land and in areas in close proximity to job centers.
- *Environmental Sustainability* – We support the factors offered in Option 2, which allows for population share and access to transit. However, Option 2 needs more factors for consideration. Additional factors will develop a holistic and realistic scenario of what needs to be built while managing important environmental factors.
- *Social Equity* – A large part of this bucket can be achieved by considering other factors to be included in the RHNA allocation. Factors such as housing costs, share of multifamily and affordable housing stock, ratio of jobs to housing in the city, and share of regional jobs within a reasonable commute (by public transportation or by single-occupancy vehicle) should all be considered in order to get a broader and equitable view of what should be built where.
- *Projected Number of Housing Units* – The current projection number of 430,000 units by SCAG is insufficient, especially given the strong need to build more housing to alleviate the housing crisis and to address the homelessness issues in our region. Governor Newsom is pushing for 3.5 million units to be built by 2025 to end the severe housing crisis and this projection would essentially make that goal impossible.

Thank you for your consideration of our concerns and suggestions. If you have any questions, please contact Olivia Lee at olee@lachamber.com. The quality of life and economic health in our state depends on getting this right.

Sincerely,



Maria Salinas
President & CEO