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August 26, 2020

Councilman Gil Cedillo  
Housing Committee  
Los Angeles City Hall  
200 N Spring St, Room 1010  
Los Angeles, CA 90012

### **Re: BIA-LAV Letter - Social Housing / International Models / Construction / Government-Owned Properties / Funding Sources (Council File: 20-0197) – COMMENT LETTER**

Dear Chair Cedillo,

The Los Angeles/Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA-LAV), is a non-profit trade association focused on building housing for all. On behalf of our membership, which includes both non-profit and market-rate housing builders, we would like to express our comments on the Social Housing Motion before the Housing Committee, today.

We are encouraged to see that the Council is considering investing in the creation of housing. BIA-LAV and its members are ardent supporters of all housing types and diverse housing solutions. As this legislation takes shape, we would like to partner with the City in an active stakeholder role and provide our organization as a resource.

BIA-LAV is particularly interested in understanding the funding sources that will meet the goals of this motion. It is imperative that a funding solution work in tandem with all other housing efforts and does not negatively impact current or future home building. There are several existing funding streams, or a combination thereof, that can be directed towards the mission of Social Housing production.

As reflected in the Motion, we agree that the status quo cannot remain. Current housing development cannot withstand any more cost increases to the home building process or added barriers to produce housing. If a solution imposed these hurdles it would work against the objective of this Motion and make attainable housing opportunities financially infeasible to create.



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As an example, according to UC Berkeley's Turner Center [Report](#), development fees make up a significant portion of the costs to build new housing in California cities. The study found that these local fees have significant implications for the overall price and delivery of new housing in California. This was also echoed in the [reporting](#) done by the Los Angeles Times on the high costs of affordable housing construction.

We urge City staff to take these funding pitfalls into consideration when reporting on viable solutions in bringing this Motion to fruition. We hope that the City utilizes tools like, streamlined permitting, by-right development, and existing funding sources, without increasing costs on affordable and market-rate housing production.

BIA-LAV looks forward to working with the Council and City staff on this important and creative housing solution. Should you have any questions, please contact BIA-LAV Vice President, Diana Coronado, at [dcoronado@bialav.org](mailto:dcoronado@bialav.org).

Sincerely,

Diana Victoria Coronado  
Vice President  
BIA-Los Angeles/Ventura

CC:

The Honorable Eric Garcetti, Mayor  
The Honorable Paul Krekorian, Councilmember, Housing Committee Vice Chair  
The Honorable Bob Blumenfield, Councilmember  
The Honorable David Ryu, Councilmember  
The Honorable Paul Koretz, Councilmember  
The Honorable Monica Rodriguez, Councilmember  
The Honorable Marqueece Harris-Dawson, Councilmember, Housing Committee Member  
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*Sent via e-mail*