

MOTION BY SUPERVISORS SHEILA KUEHL AND  
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September 15, 2021

**Supporting SB679 (Kamlaager)- L.A. County Affordable Housing Solutions Agency (LACAHS)**

It is well-documented that we do not have enough housing across Los Angeles County that is affordable to low-income people. It is our inability to support low-income renters, preserve the affordable housing that does exist, and create new affordable housing at the scale we need that continues to hold us back from making meaningful progress in our work to end homelessness, with more people falling into homelessness every day than people who are exiting homelessness.

The County has worked hard to replace the loss of Community Redevelopment Agency (CRA) affordable housing funding and the important role that the CRA's played across this county, but we have yet to return to those CRA levels of funding, or create affordable housing planning and development capacity support for the cities across the County.

When 79% of Extremely Low-Income people across L.A. County are spending more than 50% of their income on housing, we know that we must do more. When 499,430 low-income renter households in Los Angeles County do not have access to an affordable

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MITCHELL \_\_\_\_\_

KUEHL \_\_\_\_\_

HAHN \_\_\_\_\_

BARGER \_\_\_\_\_

SOLIS \_\_\_\_\_

home, we know that we must do more. When an average two-bedroom apartment in L.A. County requires \$38/hour in income, but working people are making barely half that, we know that we must do more. When we are on track for less than 30,000 new units of affordable housing over the next eight years, we know that we must do more.

SB679 (Kamlager) offers us a game-changing path forward to do more, together. Modeled on concepts such as the New York Housing Development Corporation and the Bay Area Housing Finance Authority, and with a clear connection to the role Community Redevelopment Agencies once played, the legislation would create a new independent countywide agency tasked with creating a holistic approach to supporting low-income renters, preserving existing affordable housing, and creating new affordable housing.

As amended, the agency, known as the L.A. County Affordable Housing Solutions Agency or “LACAHTSA”, would have a Governing Board of five county Supervisors, five representatives from the City of Los Angeles, and five elected officials from other cities across the county—as well as four citizen experts, three of whom would be selected by the Governing Board and one of whom would be the Chair of the Citizens Oversight Commission.

As amended, the agency has a clear structure to disburse funding to eligible jurisdictions, including the County, for administration within a clear streamlining framework that will drive efficiency across the county. The Agency will also retain 30% of revenue for its own administration, with the goal of driving equity, solutions at scale, and innovative approaches that reduce housing costs and construction timelines. Finally, the agency would have a robust role providing technical assistance to local jurisdictions as they seek to support low-income renters and create more affordable housing.

There is strong support for this collaborative approach to addressing our affordable housing shortage. Long Beach, West Hollywood, and Culver City have taken official

support positions for the legislation. Only one city in L.A. County has taken an oppose position. More than fifty organizations, ranging from labor unions to business, community organizations, affordable housing developers, and philanthropic organizations, support the proposal. The *Los Angeles Times* editorial board endorsed the proposal as “game-changing”.

Community Redevelopment Agencies were dissolved in 2012, and we have struggled to replace their role ever since. SB679 is the most ambitious proposal to date to drive more investment, collaboration, and impact at scale. The legislation will supplement the important work happening at the L.A. County Development Authority, which creating a unified countywide approach and more support for our cities.

**WE, THEREFORE, MOVE** that the Board of Supervisors direct the County’s Legislative Advocates in Sacramento to support SB679 (Kamlager), which represents a collaborative and transformational path forward to supporting low-income renters, preserving existing affordable housing, and creating new affordable housing across Los Angeles County. The new agency will work collaboratively with labor to ensure strong labor protections, including project labor agreements.

S:MM/Supporting SB679 (Kamlager)- L.A. County Affordable Housing Solutions Agency (LACAUSA)