

## **Planning for Justice Coalition Platform Statement**

Every neighborhood in Los Angeles has a rich diversity of people who live and work in the community. From homeless families and security guards, to teachers and firefighters, we all need a decent place to call home.

But when it comes to housing in Los Angeles, only the wealthiest have good choices. Almost 90% of the new housing built in 2006 was affordable only to people whose incomes were over \$135,000. Too many of the rest of us have to make do with places where relatives sleep in the living room, most of the money goes to cover the rent, the neighborhood is not safe, our neighbors have been evicted to make room for condominiums, or we are far from our jobs and families.

Our population is growing and we expect to need 113,000 new homes in the next seven years. As rents go up, more people are pushed off the bottom rung of the housing ladder and become homeless. For Los Angeles to shed the shameful title of “homeless capital of the nation,” we will all have to do our part to make sure a cardboard box or a parked car are not the only housing choices available to anyone.

It’s not a question of whether we need housing for people from all walks of life, but rather what kind of housing we want to build and where we want to build it.

The City of Los Angeles is creating 12 new community plans and updating the citywide housing and transportation plans. These plans will chart the future of our neighborhoods. We need to make sure they result in a healthy city—one that supports our physical and social well-being.

The conversation about what these plans should look like is not just a dialogue for developers and City Hall officials. It’s a conversation that should include all of us who live and work here. Every community is different and needs its own tailor-made plan, one that builds on the community’s strengths and helps it contribute to a greater Los Angeles.

### **The Planning for Justice Coalition (PFJ) calls for:**

*1. Transparency (community, housing, and transportation plans).* We need accurate information about what has happened to the housing in our city over the past decade: where new apartments and condominiums have been built and how affordable they were; what was torn down and what replaced it; what was converted to condominiums and how much they sold for; how much rents, home prices, and foreclosures have risen. We also need a list of possible building sites in our community so we can figure out a local plan of action.

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**2. *Fair Share Housing Plan.*** We need to plan for building and preserving affordable housing opportunities across the city. We need to set fair share housing targets, including affordability levels, and including homeless housing, by community plan area. We need to create a list of places to build that housing in each community plan area to figure out how to improve our community while building more housing. As a reward for helping address the housing crisis, the City should give top priority for sidewalk, tree trimming, park upgrades, and other community improvements in Community Plan Areas that have reached their Fair Share Housing Goals.

**3. *Protection for Our Homes:*** It's not just about building new housing. About 600,000 families and single people live in older apartments that are affordable to working people. We need to protect these homes from the wrecking ball and from conversion to condominiums.

**4. *Plan for Mixed-Income Neighborhoods.*** In more than 170 cities in California – including San Francisco, San Diego, Pasadena, and Santa Monica – developers make some of their new homes affordable to people who have been priced out of market-rate housing. Mixed-income programs help us get more affordable homes at the same time and in the same place we build luxury units. And that creates rich, vibrant, multifaceted communities!