

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION # 2**  
**[BREAKOUT GROUP # 1 NEIGHBORHOOD ADVOCATE]**

Finding #1

- Lack of good planning/forethought, especially with 29 out of 35 outdated community plans, and lack of quality housing affecting children, public health, etc.

Finding #2

- Self interest over social interest, fear of differences and change, and miscategorization/pigeonholing of the term “workforce” exacerbates driving supply

Finding #3

- Disconnect between all stakeholders, including lack of time for the general public to engage with neighborhood councils, developers, etc. and get educated

Finding #4

- Metro: 35% of housing built on Metro-owned property will have affordable units at 60% AMI and working with AIA to offer Design 101 education on land use planning

Finding #5

- Preserve naturally occurring affordable housing, rent-control covenants that are expiring, etc.

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION # 2**  
**[BREAKOUT GROUP # 1 NEIGHBORHOOD ADVOCATE]**

Finding #6

- Strategize advocacy and streamline process to advocate in supporting specific projects

Finding #7

- City of LA approved moving forward with draft ordinance to change community plan cycle from 10 to 6 years

Finding #8

- Neighborhood councils shouldn't block development completely, but join in giving input on the most feasible and acceptable location

Finding #9

- Tighten regulations on Vacation Rentals by Owner (VRBO, e.g. Airbnb)

Finding #10

- Challenge own assumptions, neighbors, etc.

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION #2**  
**[BREAKOUT GROUP #2 SOCIAL BENEFITS]**

Finding #1

- Develop communities holistically and for diverse communities; don't think of housing in a vacuum.

Finding #2

- Housing is the cornerstone of community pride that people need.

Finding #3

- Reduce the cost of new housing.

Finding #4

- There's value in financial education so renters can become owners.

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION #2**  
**[BREAKOUT GROUP #2 SOCIAL BENEFITS]**

Finding #5

- If you have to move farther away from work, you spend more time in traffic and away from your family, and with less energy for work. More traffic = poor air quality.

Finding #6

- Implement more resources to ensure that people who have houses don't become homeless. It would be better money spent.

Finding #7

- Supportive services are necessary to combat chronic homelessness and makes more resources available for discretionary spending, which stimulates the economy.

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION #2**  
**[BREAKOUT GROUP #3 TRADITIONAL & CREATIVE FINANCING]**

Finding #1

- Lenders are allowing unqualified people to purchase homes

Finding #2

- Current immigration policies driving fear of investment by immigrants

Finding #3

- Increase in labor cost and resources contributes to higher housing cost

Finding #4

- Cash offers are pushing people out of the market

**“HOUSING OUR WORKERS” H.O.W.™ FORUM - SESSION #2  
[BREAKOUT GROUP #3 TRADITIONAL & CREATIVE FINANCING]**

Finding #5

- Change the label of “affordable housing”

Finding #6

- Work with public agencies to make up the gap on cost

Finding #7

- Seek private investments in underserved areas