

CITY OF LOS ANGELES

CALIFORNIA

Committee Members:

Jesus Ramos Committee Chairperson
Barbara Berumen Committee Member
Gary Gallon Committee Member
Jennifer Punay Committee Member
Christopher Mendez Committee Member



ARLETA NEIGHBORHOOD COUNCIL

Attention: Arleta NC
9300 Laurel Cyn Bl, 2nd Floor
Arleta, CA 91331

TELEPHONE: (818) 686-2750
FAX: (818) 686-2755
www.arletanc.org

SPECIAL MEETING

ARLETA NEIGHBORHOOD COUNCIL

Community Improvement Committee

Tuesday, February 24, 2021 – 6:30 PM to 7:30 PM

Zoom Meeting Online or By Telephone

Dial 1+(877) 853-5257 or 1+(833) 548-0282 to Join the Meeting

Then Enter This Webinar ID: 883-4983-8919 and Press #

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal tres días de trabajo (72 horas) antes de la junta y comunicarse con *Department of Neighborhood Empowerment* (Departamento de Concejos Vecinales) al (213)978-1551. También se podría comunicar con el Presidente del comité, Jesse Ramos, a través de correo electrónico jramos@arletanc.org.

IN CONFORMITY WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 (MARCH 17, 2020) AND DUE TO CONCERNS OVER COVID-19, THE BOARD OF THE ARLETA NEIGHBORHOOD COUNCIL MEETING WILL BE CONDUCTED ENTIRELY TELEPHONICALLY.

Every person wishing to address the committee must dial 1(877) 853-5257, or 1(833) 548-0282 and enter 883 4983 8919 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting. You may have to press * 6 to unmute yourself when prompted to speak if joining through a phone line only.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public, if using only a phone line, is requested to dial *9, when prompted by the presiding officer, to address the Committee on any agenda item before the Committee takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Committee.

The purpose of this meeting is to allow Committee Members and stakeholders to participate in the discussion of community improvements and land issues that impact Arleta and the City of Los Angeles. The quorum for Arleta Neighborhood Council committees is three. All recommendations and actions from this meeting will be forwarded to the full Arleta Neighborhood Council Board and publicly noticed at a future date and time.

The Ralph M. Brown Act, requires that a meeting notice be posted at a regular location 72 hours in advance for regular meetings and 24 hours in advance for special meetings. This agenda is posted for public review at: **Beachy Elementary School** – 9757 Beachy Ave, Arleta. **Branford Recreation Center** - 13310 Branford St. Arleta.

I. WELCOMING REMARKS:

(5 minutes)

- a. Call to Order
- b. Committee roll call
- c. Self-Introductions of guests (Please sign-in! It is voluntary, and will help us stay in touch with you.)

II. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS:

(10 minutes)

Comments from the public on non-agenda items within the Committee's jurisdiction (Up to two minutes per speaker)

III. COMMITTEE MEMBER COMMENTS/ANNOUNCEMENTS

(5 minutes)

IV. MOTIONS/DISCUSSION/ACTION:

1. Discussion and possible committee recommendations to the ANC Board regarding a community impact statement regarding: [9120 N Woodman Av](#) - Relative to a proposal to use the existing property as a homeless facility.

2. Discussion and possible committee recommendations to the ANC Board regarding a community impact statement regarding: **California State Senate Constitutional Amendment 2 (SCA-2)** - Proposal to repeal Article 34 from the state's constitution relating to public housing projects. Article 34 of the State of California Constitution requires public approval (by vote) of a development, construction, or acquisition of a low-rent housing project in a city, town, or county.
3. Discussion and possible committee recommendations to the ANC Board regarding correspondence to the City of Los Angeles on **street surface drainage obstructions** at Arleta Av/Osborne St - The intersection of Arleta Av/Osborne St has presented flooding for decades during periods of precipitation. Communication to responsible city office and/or department will be considered to address the situation(s).

V. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

PUBLIC POSTING OF AGENDAS - ANC agendas are posted for public review as follows:

- <http://www.arletanc.org/>
- Beachy Elementary-9757 Beachy Ave, Arleta
- Branford Park-13310 Branford St, Arleta
- You can also receive our agendas via email by subscribing to L.A. City's Early Notification System at <http://www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.htm>

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting Jesse Ramos, Community Improvement Committee Chairperson at jramos@arletanc.org.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 9300 Laurel Cyn Blvd., Arleta, California, at our website: www.arletanc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Jesse Ramos, Community Improvement Committee Chairperson, jramos@arletanc.org.

RECONSIDERATION AND GRIEVANCE PROCESS

For information on the ANC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the ANC Bylaws. The Bylaws are available at our Board meetings and our website www.arletanc.org.

Community Impact Statement

March 16, 2021

To:

Assemblywoman Luz M Rivas,
Assembly District 39
9300 Laurel Canyon Blvd., First Floor
Arleta, CA 91331
Phone: (818)504-3911 (916)319-2039
Fax: (818)767-3907 (916) 319-2139

State Senator Robert Hertzberg,
Senate District 18
6150 Van Nuys Blvd., #400
Van Nuys, CA 91401
Phone: (818)901-5588 (916) 651-4018
Fax: (818)901-5562 (916) 651-4918

Assemblyman Adrin Nazarian
Assembly District 46
6150 Van Nuys Blvd, #300
Van Nuys, CA 91401
Phone: (818)376-4246 (916)319-2046
Fax: (818)376-4252 (916)319-2146

RE: Senate Constitutional Amendment 2

Dear State representatives:

California State Senate Constitutional Amendment 2 (or SCA-2) is another threat to the people of the City of Los Angeles. Article XXXIV of the State Constitution relates to public housing where the majority of electors of a city, town, or county have the right to either approve or reject a low-rent housing project. There is subject matter that requires both review and consideration prior to casting a vote of being in favor of a resolution to propose to the people of the State of California for the repeal of Article XXXIV.

In the event of a repeal of Article 34 it has not been clarified whether proposed public housing projects will be subject to the California Environmental Quality Act. Some people argue that Article 34's original intended goals to allow for a public referendum has been thwarted over the decades by court cases in its interpretation and application. If that is the case then why is there yet another attempt to repeal this portion of the State's constitution for a *second* straight year in a row and again by the same authors State Senators Scott Weiner and Ben Allen?

As taxpayers it is infuriating to discover that the people's money is spent by government entities with no regard to a satisfactory proper return or care for a major public housing investment. There are multiple cases where mismanagement of public funds has taken place involving public housing projects and the fact that—in accordance with US Department of Housing and Urban Development demolition criteria—the cities of Chicago, St. Louis, and New York City demolished large public housing structures after they were deemed unfit for dwelling—which only further erodes the public's trust in government.¹ St. Louis' Pruitt-Igoe public housing complex of 33 buildings (11 stories each) on a single site of 57 acres were completed in 1955 only to be demolished twenty years later with the last one being imploded in 1976. The architect for the Pruitt-Igoe project would later lament at how destructive the residents had been *in addition* to the rapid state of deterioration of the projects themselves.² But rapid deterioration comes as no surprise when projects are awarded to the lowest bidder and developers employ cheaper materials over the more expensive and durable type, or because of government budget constraints also impacting the quality of the

¹ https://www.hud.gov/program_offices/public_indian_housing/centers/sac/dmd

² <https://www.theguardian.com/cities/2015/apr/22/pruitt-igoe-high-rise-urban-america-history-cities>

development. If the lifespan of publicly funded housing projects have been dismissed as an acceptable loss our support for any of them is also lost.

We also do not know if the construction of public housing projects entail forms of tenant accountability in case of tenant inflicted damages upon the units. Will there be income and criminal background screening processes to determine tenant eligibility? What measures will be in place for community members to know whether people on parole (or with lawful and unlawful vices/behavior) have taken residence in public housing units given that recent California legislation (Proposition 47 (2014)³ and Assembly Bill 109 (2011)⁴) has considerably relaxed definitions of what crime is and its prosecution, or lack thereof, whereupon formerly incarcerated individuals were released without safety nets or protections to taxpayers?

The more prudent thing to continue to do is to include more subsidized units in mixed-use developments (with more aesthetically pleasing designs and amenities) so as to avoid the construction of only public housing projects that can stigmatize both the residents that live there and the neighborhoods that host them. Figure 1 illustrates Median Household Income Census 2010 Block Group data estimates with 2017 adjusted-inflation dollars for various intersecting political boundaries from Canoga Ave as the westernmost boundary to the city's limits on the east and everything roughly north of Mulholland Dr to the city's northern limits. Prior to 2004 the people of California had government code in place as one of the criteria for when a low-income project *could be rejected by a local agency*. The year 2003 was the last time a local agency could disapprove a public housing development if it was able to make written findings, based on substantial evidence in the record, for when California Government Code §65589.5(d)(4) would be applicable if:

Approval of the development project would increase the concentration of lower income households in a neighborhood that already has a disproportionately high number of lower income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583, without rendering the development unaffordable to low- and moderate-income households.⁵

While this language has since been removed, the chapter, section number, subdivision, and paragraph identifiers are still the same. Nevertheless, given that there are insufficient public safety resources as it is in the 3 districts' neighborhoods with considerable demographics with lower-income brackets alongside higher crime rates compared to communities along Ventura Blvd, Westwood Blvd, Porter Ranch Dr, or San Vicente Blvd, without a doubt, an introduction of public housing of the same type, even in smaller scale, will adversely impact the communities represented in State Senate District 18 and Assembly Districts 39 and 46.

Los Angeles has *both* a homeless crisis and a severe shortage of housing affordability.

The Los Angeles Home Services Authority (LAHSA) now has a homeless count of 66,436 throughout the county for the year 2020 with the City of Los Angeles accounting for 41,290 of those homeless individuals.⁶ In 2019 LAHSA reported 58,936 homeless for the entire county.⁷ Recent surveys of homeless counts in Los Angeles County have expressed that the majority of the homeless are people with mental health illnesses, substance abuse

³ https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=7.&title=1.&part=&chapter=33.&article=

⁴ http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab_0101-0150/ab_109_bill_20110404_chaptered.pdf

⁵ http://www.leginfo.ca.gov/pub/03-04/bill/sen/sb_0601-0650/sb_619_bill_20030903_enrolled.html

⁶ <https://www.lahsa.org/news?article=726-2020-greater-los-angeles-homeless-count-results>

⁷ <https://www.lahsa.org/news?article=558-greater-los-angeles-homeless-count-shows-12-rise-in-homelessness#:~:text=LOS%20ANGELES%2C%20CA%E2%80%9494In%20a,from%20last%20year's%20point%2Din>

addictions, traumas, chronic health conditions, and/or are experiencing physical health impediments.⁸ State laws prohibiting involuntary commitment whether they be for people with mental health illnesses, substance abuse addictions, or any of the conditions named (and not named) above can no longer be overlooked. The evidence in the public forum demonstrates that there is a more significant need for state mental health institutions/hospitals/rehabilitation centers and employment growth than there is for actual public housing. Yet *the much needed facilities need not be constructed within a city's limits* as undeveloped territories are abundant in the state and county where there would be virtually no voter opposition, or much if any complaints by taxpayers, to proposals of the same with temporary hangars that would be a fraction of the costs of constructing concrete buildings. We cannot ignore the fact homeless counts also include *homeless delinquents/career criminals* and that there have been an array of aggressive, hostile, and combative homeless individuals that have burglarized residential property, committed vehicular property thefts and/or damages, assaulted, robbed, and/or harassed innocent bystanders/taxpayers in Arleta, Granada Hills, Panorama City, North Hills, Pacoima, Sun Valley, Mission Hills, and elsewhere within the City of Los Angeles at supermarkets, bus stops, parks, or other public spaces. Many cases often go unreported as well.

Regarding housing, market-rate unit construction outpaces that of affordable units.⁹ For the period between 2013 to 2020 in the City of Los Angeles there were 162,706 total units approved while only 20,591, or 13% of the total approved units, were categorized as being "affordable" while the rest were market rate units.¹⁰ Moreover, in the same City of LA housing progress report, for the year 2019 there were 29,713 total units approved while there were only 5,662 affordable units (or 20% of the total units approved). Los Angeles has undergone, and is undergoing, a tremendous development bonanza and it is unfathomable that all of the recently built luxury units are occupied in either Hollywood, Downtown Los Angeles, Koreatown, or elsewhere, particularly when some of the units are being leased within a range from \$2,000 to over \$10,000 per month.¹¹ What is the State doing to hold accountable the owners of recently built luxury housing structures with units that sit empty years after completion? Is the State providing sufficient resources of its own to assist local agencies in the enforcement of laws governing housing and lack thereof?

Additionally, construction has not been equitable throughout the City. Between 2015 to 2020, West Los Angeles Community Plan Area (CPA) had 517 affordable units and 4,245 market rate units built compared to Southeast Los Angeles CPA's 3,790 affordable units and 2,873 market rate units.¹² Canoga Park CPA has 184 affordable units versus 10,819 non-affordable units. Do Southeast LA's numbers not reflect a concentration of lower-income housing by comparison? Both West Los Angeles and Canoga Park CPAs are not building enough affordable housing and the Arleta-Pacoima CPA, given its demographics, will likely be forced to follow the construction patterns of those found in the Southeast Los Angeles Community Plan Area as the population may be perceived as being less resistant to developments. Therefore, voter control must be maintained and SCA-2 must be discarded.

Given the preponderance of the evidence, unanswered questions, and conditions of the state of affairs for working California taxpayers and those without a shelter and employment this body cannot support the repeal of Article XXXIV of the State of California Constitution. The State of California must not build public housing at any given site without the approval of the public.

⁸ <http://newsroom.ucla.edu/releases/serious-health-conditions-trauma-unsheltered-homeless>

⁹ <https://escholarship.org/uc/item/1m61m1n6>

¹⁰ <https://planning.lacity.org/resources/housing-reports>

¹¹ <https://www.apartments.com/hollywood-ca/luxury/>

¹² <https://planning.lacity.org/resources/housing-reports> Slide 3 of 6

Opinions expressed in this Community Impact Statement are those of the Arleta Neighborhood Council and not necessarily those of the City of Los Angeles.

Respectfully,

The Arleta Neighborhood Council

DRAFT

Community Impact Statement

March 16, 2021

Nury Martinez, City Councilmember
City of Los Angeles Council District 6
9300 Laurel Canyon Blvd, 2nd Floor
Sun Valley, CA 91331

RE: **Senate Constitutional Amendment 2**

Dear Councilmember Martinez:

California State Senate Constitutional Amendment 2 (or SCA-2) is another threat to the people of the City of Los Angeles. Article XXXIV of the State Constitution relates to public housing where the majority of electors of a city, town, or county have the right to either approve or reject a low-rent housing project. There is subject matter that requires both review and consideration prior to casting a vote of being in favor of a resolution to propose to the people of the State of California for the repeal of Article XXXIV.

In the event of a repeal of Article 34 it has not been clarified whether proposed public housing projects will be subject to the California Environmental Quality Act. Some people argue that Article 34's original intended goals to allow for a public referendum has been thwarted over the decades by court cases in its interpretation and application. If that is the case then why is there yet another attempt to repeal this portion of the State's constitution for a *second* straight year in a row and again by the same authors State Senators Scott Weiner and Ben Allen?

As taxpayers it is infuriating to discover that the people's money is spent by government entities with no regard to a satisfactory proper return or care for a major public housing investment. There are multiple cases where mismanagement of public funds has taken place involving public housing projects and the fact that— in accordance with US Department of Housing and Urban Development demolition criteria—the cities of Chicago, St. Louis, and New York City demolished large public housing structures after they were deemed unfit for dwelling—which only further erodes the public's trust in government.¹ St. Louis' Pruitt-Igoe public housing complex of 33 buildings (11 stories each) on a single site of 57 acres were completed in 1955 only to be demolished twenty years later with the last one being imploded in 1976. The architect for the Pruitt-Igoe project would later lament at how destructive the residents had been *in addition* to the rapid state of deterioration of the projects themselves.² But rapid deterioration comes as no surprise when projects are awarded to the lowest bidder and developers employ cheaper materials over the more expensive and durable type, or because of government budget constraints also impacting the quality of the development. If the lifespan of publicly funded housing projects have been dismissed as an acceptable loss our support for any of them is also lost.

We also do not know if the construction of public housing projects entail forms of tenant accountability in case of tenant inflicted damages upon the units. Will there be income and criminal background screening processes to determine tenant eligibility? What measures will be in place for community members to know whether people on parole (or with lawful and unlawful vices/behavior) have

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taken residence in public housing units given that recent California legislation (Proposition 47 (2014)³ and Assembly Bill 109 (2011)⁴) has considerably relaxed definitions of what crime is and its prosecution, or lack thereof, whereupon formerly incarcerated individuals were released without safety nets or protections to taxpayers?

The more prudent thing to continue to do is to include more subsidized units in mixed-use developments (with more aesthetically pleasing designs and amenities) so as to avoid the construction of only public housing projects that can stigmatize both the residents that live there and the neighborhoods that host them. Moreover, based on 2010 Census data there are 164 Census Block Groups within CD 6 and 127 of them have a significant population with a per capita income of less than \$22,000 a year, that's 77% of the Block Groups. Figure 1 illustrates Median Household Income Census 2010 Block Group data estimates with 2017 adjusted-inflation dollars for various intersecting political boundaries from Canoga Ave as the westernmost boundary to the city's limits on the east and everything roughly north of Mulholland Dr to the city's northern limits. Prior to 2004 the people of California had government code in place as one of the criteria for when a low-income project *could be rejected by a local agency*. The year 2003 was the last time a local agency could disapprove a public housing development if it was able to make written findings, based on substantial evidence in the record, for when California Government Code §65589.5(d)(4) would be applicable if:

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While this language has since been removed, the chapter, section number, subdivision, and paragraph identifiers are still the same. Nevertheless, given that there are insufficient public safety resources as it is in our neighborhoods and the fact that CD 6 has considerable demographics with lower-income brackets alongside higher crime rates compared to communities along Ventura Blvd, Westwood Blvd, Porter Ranch Dr, or San Vicente Blvd, without a doubt, an introduction of public housing of the same type, even in smaller scale, will adversely impact the communities of CD 6.

Los Angeles has *both* a homeless crisis and a severe shortage of housing affordability.

The Los Angeles Home Services Authority (LAHSA) now has a homeless count of 66,436 throughout the county for the year 2020 with the City of Los Angeles accounting for 41,290 of those homeless individuals.⁶ In 2019 LAHSA reported 58,936 homeless for the entire county.⁷ Recent surveys of homeless counts in Los Angeles County have expressed that the majority of the homeless are people with mental health illnesses, substance abuse addictions, traumas, chronic health conditions, and/or are experiencing physical health impediments.⁸ State laws prohibiting involuntary commitment whether they be for people with mental health illnesses, substance abuse addictions, or any of the

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conditions named (and not named) above can no longer be overlooked. The evidence in the public forum demonstrates that there is a more significant need for state mental health institutions/hospitals/rehabilitation centers and employment growth than there is for actual public housing. Yet *the much needed facilities need not be constructed within a city's limits* as undeveloped territories are abundant in the state and county where there would be virtually no voter opposition, or much if any complaints by taxpayers, to proposals of the same with temporary hangars that would be a fraction of the costs of constructing concrete buildings. We cannot ignore the fact homeless counts also include *homeless delinquents/career criminals* and that there have been an array of aggressive, hostile, and combative homeless individuals that have burglarized residential property, committed vehicular property thefts and/or damages, assaulted, robbed, and/or harassed innocent bystanders/taxpayers in Arleta, Granada Hills, Panorama City, North Hills, Pacoima, Sun Valley, Mission Hills, and elsewhere within the City of Los Angeles at supermarkets, bus stops, parks, or other public spaces. Many cases often go unreported as well.

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¹² <https://planning.lacity.org/resources/housing-reports> Slide 3 of 6

Figure 1

