To overcome a housing shortage and homeless crisis, but the Covid pandemic and economic chaos reversed much of the progress the City made on those and other challenges.

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By the Numbers

Team Cedillo operates interim shelters at Casa Azul in Westlake and the Echo Park Community Shelter for residents who have lost their housing. CD1 has also stepped up social services for our must vulnerable neighbors. During the first three months of 2021:

- The Laundry Truck L.A. washed and folded 1,364 loads of blankets and clothes
- Shower of Hope provided mobile showers seven days a week for 2,326 guests
- Safe Parking lots in Westlake and Glassell Park served 586 guests in 495 vehicles
- RV Mobile Waste Disposal program served 155 participants
- Mobile Pit Stop’s attended port-a-potties and sinks had 56,800 visits

Single women and mothers with children find shelter at Casa Azul, and neighbors living in their cars have safe harbor in Glassell Park.

behind member Gil Cedillo’s motion to freeze rent on housing with expired affordability covenants.

“Los Angeles is at risk of losing more than 9,500 affordable housing units. I took the first step to prevent homelessness,” Cedillo said. “Keeping people in their homes.”

Cedillo shined a light on the threat posed by expiring covenants during the ongoing fight over Hillside Villa, a 124-unit affordable housing development in Chinatown. The owner agreed to a 30-year covenant in exchange for about $5.5 million in loans from the city’s now-disbanded Community Redevelopment Agency. That covenant recently expired and some rents have soared up to $3,200 a month.

The Council reviewed the possibility of acquiring Hillside Villa by eminent domain. An appraisal set the property’s Hypothetical Market Value at $45,695,000. Cedillo has suggested drawing from an estimated $38 billion surplus in the state budget.

“Yet, the city and state must build more affordable housing,” he said, “but we must also preserve our existing rental units.”

The Council also unanimously approved a Cedillo proposal to make landlord bullying tactics and coercive behavior illegal. The Tenant Anti-Harassment Ordinance prohibits property owners from:
- abusing the right of access to a rental unit,
- threatening a tenant with physical harm,
- asking about their immigration or citizenship status, or
- interfering with their right to privacy.

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4 ECONOMIC DEVELOPMENT

Affordable Housing With a River View

Workers are putting the finishing touches on hundreds of units of affordable housing from Koreatown to the banks of the Los Angeles River.

Parque Vista Apartments is the final phase of developer McCormack Baron Salazar’s Taylor Yard Village. All 42 units will house very-low income households (earning from 30 to 60 percent of Area Median Income).

Each two- and three-bedroom apartment will include an energy efficient washer and dryer, refrigerator, dishwasher and electric range. Each will also have central air conditioning and heating. Other amenities include vertical window blinds, vinyl plank flooring and carpet.

The $100 million development includes 305 affordable units for low-income families and seniors, and 95 units for sale at market rate.

Construction crews across CD1 continued work during the pandemic. Newly built projects and rehabbed classic buildings will soon open the doors to about 500 more units of affordable housing.

Mega-developments offering special-needs housing include the 122-unit Washington View and 121-unit Ingraham Villa, as well as West Hollywood Community Housing Corp’s 41-unit Mariposa Villa.

The largest affordable housing project currently in development is Crescent Villages, a 144-unit rehab on Westlake’s Beacon Avenue.
Keeping Tenants Housed

The City Council takes aggressive action to prevent a surge of evictions, moving to freeze rents on units with expired affordability covenants, stop landlord harassment, and expand services for unsheltered Angelenos.

Los Angeles struggled for years to overcome a housing shortage and homelessness crisis, but the Covid pandemic and economic chaos reversed much of the progress the city made on those and other challenges.

Hope for recovery has risen as vaccines flattened the Covid surge, but experts warn against ending eviction moratoriums and other emergency orders too quickly. The Urban Institute reported this year that about 3.4 million Californians owe back rent.

“Too be evicted would be devastating for these families,” the Institute said, “and for the nation as a whole as it struggles to break the emotional and economic grip the virus has imposed.”

City protections will extend for a year after the state of emergency. Sacramento extended the state moratorium on evictions through June for residents who can’t pay rent due to the economic downturn. In March, the City Council rallied behind member Gil Cedillo’s motion to freeze rent on housing with expired affordability covenants.

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The $100 million development includes 205 affordable units for low-income families, seniors, and 95 units for sale at market rate.

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