

More than any other profession, Realtors know the communities in which they live and work. The record run-up in resale prices of single-family homes and condominiums has benefited many people, including real estate professionals. Yet, as Realtors and residents of local neighborhoods, we're concerned about the acute shortage of affordable housing. We desperately need to have many more homes built.

More than three out of every four households in Los Angeles cannot afford to buy a median priced home. Prices are destined to rise even higher. Rental units are in equally short supply. And, when interest rates rise, even fewer people will enjoy what has since World War II been known as the American Dream of home ownership, a dream with roots in the San Fernando Valley. Owning already is out of reach of many teachers, firefighters, police, single parents and young families.

Change is needed, but restrictive public policies, like inclusionary zoning, are not the answer. Inclusionary zoning will trigger even higher prices, keep more middle-class families out of housing, create fewer, not more, homes, drive builders away, and ensure a lifetime of renting for an even larger number of the poor, working families, and the middle-class. Inclusionary zoning is an attack on single-family neighborhoods.

We believe letting density rise along traffic corridors, encouraging mixed-use developments in specific regions, fostering creation of urban villages, rewarding rather than punishing builders who create housing near jobs, and forging a regionwide, long-term housing strategy are essential if Los Angeles is to keep its premier status as a desirable place to live.

Urge your Los Angeles City Councilmember to delay implementation of the proposed inclusionary zoning ordinance until all communities have been heard. Go to www.lacity.org/council.htm for contact information. Reasonable solutions do not cost a lot and can be implemented quickly without assaulting your quality of life!




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PRESERVE YOUR QUALITY OF LIFE!
ACTION NEEDED NOW!

STOP THE ASSAULT ON SINGLE-FAMILY NEIGHBORHOODS!

**Support Solutions to the
Housing Crisis that Ease Traffic
Congestion and Preserve Open Space.
Stop Inclusionary Zoning!**


SOUTHLAND REGIONAL
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INCREASE THE SUPPLY OF HOUSING!

MAKE IT EASIER TO BUILD, NOT MORE DIFFICULT!

Reasonable solutions to the housing crisis exist—solutions that can be implemented quickly and inexpensively. Some government-supported programs help, but the best way to build many more homes is to unleash the power of the free market. *Here are just a few options that would create affordable housing for everyone:*

- Reward developments that create housing closer to jobs.
- Foster development of lush, green urban villages, pockets of safety and sanity within easy walking distance of jobs, services and entertainment.
- Create communities along transportation routes.
- Allow developments to contain more units if builders provide homes affordable to different income levels.
- Encourage developments that mix commercial and residential uses, allow more homes per acre, reduce infrastructure fees.
- Streamline the city's permit approval process.
- Reward developers who meet the needs of the community.
- Make it easier to build, not harder.
- Commit to a comprehensive, regionwide plan of action that increases the supply of housing for all income levels.

Sound impossible? On the contrary, it's within reach. In fact, this maybe our last, best hope to preserve the wonders of California, our final shot at keeping an enviable quality of life for all residents.

STOP INCLUSIONARY ZONING!

PRESERVE YOUR QUALITY OF LIFE!

Unreasonable, unworkable ideas, like inclusionary zoning, sometimes start off sounding good, but wind up falling short of expectations. Inclusionary zoning policies are programs that cities enact by ordinance requiring developers of new, market-rate housing of five units or more to include a certain percentage of units affordable to very low-, low-, and moderate-income households. These units typically have rent or resale prices restricted by law. *Here are just a few of the reasons why inclusionary zoning is a bad idea:*

- **Bad for single-family neighborhoods**—It allows construction of multi-family ownership or rental units in single-family neighborhoods despite current zoning.
- **Bad for the very few who qualify**—The maximum family annual income level to purchase a unit would be less than \$44,000, a figure too low to help most teachers, firefighters, police, single-parents and young families.
- **The city controls the income level and sale price forever**—Owners would build no equity and have no incentive to move or maintain the property. Similar disincentives apply to rental units.
- **Bad for future development and supply**—More restrictions will force developers to look to less expensive jurisdictions.
- **Even the market-rate units that are built will have higher rental or purchase costs**—Developers will recoup the extra expense of providing the subsidized units through higher prices.
- **Bad for the economy**—Less construction means fewer homes and jobs.

For more detailed information, visit our website at www.srar.com.

