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June 10, 2019

**Via Electronic Mail**

Hon. Mayor Najarian and Members of the Glendale City Council  
Council Chamber, City Hall  
613 E. Broadway, 2nd Floor  
Glendale, California 91206

**Re: Consideration of Program Design of a Monthly Housing Subsidy  
Program for Lower Income Glendale Renters (agenda item 1)**

Dear Hon. Mayor Najarian and Members of the Glendale City Council:

The Apartment Association of Greater Los Angeles' (AAGLA) commends the Council for advancing an affordable housing strategy that accounts for the different factors associated with the current housing situation. AAGLA has continuously advocated for the establishment of a rental subsidy program geared to assist those in financial need who may be at risk of homelessness. Homelessness prevention is a critical societal objective and one which necessitates a comprehensive approach. We believe that the most impactful and direct means to reduce evictions, approximately 70% of which are the result of non-payment of rent, is through the creation of a rent subsidy or voucher program that includes supportive services. The benefits are two-fold: (1) addressing the immediate issue of paying the rent and (2) providing the renter with targeted support to address the underlying circumstances which may be related to a sudden employment loss, hospitalization or lack of financial literacy.

As the City works to finalize a pilot housing subsidy program, we ask that the Council consider the following matters discussed herein. We appreciate that the Council's intent is to limit program eligibility to those who are in greatest financial need, requiring that all applicant household members total annual income cannot exceed the limits established by the U.S. Department of Housing and Urban Development (HUD) and qualified as Extremely Low Income. In addition to income limitations, AAGLA requests that the Council consider instituting asset limits, as individuals may have very low incomes but own sizable assets. We also ask that the Council contemplate requiring or at minimum encouraging that individuals enrolled in the program participate in supportive services whether it be financial literacy education or employment services support to facilitate their overall financial well-being.

While funding for the first year of the pilot has been allocated through Measure S funding, we request that funding for the program continue to be allotted from Measure S funds or other general fund monies. Homelessness prevention and the provision of affordable housing is a



collective community goal, the responsibility of which must be shared among all Glendale citizens.

Again, we would like to take the opportunity to thank the Council for acknowledging that an affordable housing strategy necessitates a balanced and multi-faceted approach. Thank you in advance for your consideration of our suggestions and recommendations as you move to establish a monthly housing subsidy program.

If you have any questions, please call me at (213) 384-4131; Ext. 309 or via electronic mail at [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

Danielle Leidner-Peretz