

**Marina del Rey**  
**Lessees Association**

C/o Mr. Timothy C. Riley, Executive Director  
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April 28, 2021

The Honorable Janice Hahn  
Supervisor, Fourth District  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 822  
500 West Temple Street  
Los Angeles, CA 90012

RE: Proposal for Housing the Homeless in Marina del Rey

Dear Supervisor Hahn:

As expressed in our letter of April 8, 2021, the Marina del Rey Lessees Association believes it is critical for the County and the City of Los Angeles to pursue thoughtful and prudent policies to address homelessness throughout the County. The Association believes that every proposed approach and location deserves thorough and thoughtful vetting which includes consideration of the impacts to neighboring property owners, residents and businesses affected by the policy under consideration.

Our understanding of Councilman Mike Bonin's approach to housing the homeless in Marina del Rey would now consider the parking lot of the public launch ramp for boaters rather than his initial consideration of the parking lot at Fisherman's Village as proposed in his April 1, 2021 motion at the Los Angeles City Council.

We understand that a study of the potential for housing for the homeless in Marina del Rey may be proposed. The Association put forth many arguments in opposition to the proposed Fisherman's Village location in our April 8<sup>th</sup> letter. We want to inform you that the Association believes the launch ramp is an equally unsuitable alternative to the parking lot at Fisherman's Village, considering that housing at this location would be a barrier to its use for recreational boating activities.

The public launch ramp provides coastal access to thousands of Los Angeles County boaters every year that can't afford a boat slip. Commensurate with this affordable access is the expectation that these residents will find clean, safe, and attractive facilities to launch their boats and park cars. Erecting housing (of any kind) at a launch ramp intended for recreational boating access is inconsistent with its primary purpose and deprives the individual boater of the Marina's unique recreational value.

Further, it will hurt boating related business who have made significant investments in the Marina and negatively impact their ability to pay ground rent to the County which in turn supports numerous public activities. Lastly, boat launch ramps can be dangerous places and are not pedestrian friendly locations suitable for bystanders. Consideration should be given to County liability should un-trained individuals be given launch ramp access as well as to where and how basic medical needs and sanitation can be provided.

Any balanced study that could help elected officials to make informed decisions about how to address the homeless housing crisis requires the full participation of a range of stakeholders invested in the community. The Association stands ready and very willing to join any serious effort to consider appropriate alternative solutions to this critical public policy matter.

The Association believes that the growing homeless population throughout the entire County of Los Angeles is a human tragedy that needs to be addressed with reasonable and practical solutions. The Los Angeles Homeless Services Authority reports that the homeless population for the County of Los Angeles in the 2020 Homeless Count was 66,436 persons as opposed to 58,936 persons in the 2019.

We note that new construction housing projects for the homeless in downtown Los Angeles have resulted in costs of upwards of \$700,000 per new unit, an unsustainable cost when the number of persons experiencing homelessness has increased by 13% in the County from last year. While the downtown market is more expensive for building affordable low-income units, the cost range for such housing ranges from approximately \$500,000 to \$700,000, and providing housing for the homeless only by the construction of new units in the price range of \$500,000 to \$700,000 per unit is unattainable at a potential price tag of anywhere from \$33 billion to more than \$46 billion.

The Association desires to work with the County and other local jurisdictions to address solutions that would be achievable at a fraction of the cost of construction of these expensive affordable housing developments which have been financed with public funds in downtown Los Angeles and other areas. Alternative options would include prefab and modular housing units that would be significantly larger than the 64-square foot living spaces cited in the Bonin City of Los Angeles proposal.

Prefab and modular small houses available on the marketplace and providing sufficient room to accommodate bathroom and shower facilities, kitchen and other amenities would accommodate hundreds of habitable spaces on larger parcels of land than are available in Marina del Rey. Providing 25 to 30 tiny homes on the unsuitable locations in Marina del Rey does not solve the housing crisis in a consequential manner. A working group composed of government staff and representatives from the private sector can identify more appropriate and practical sites throughout the County.



The Association looks forward to joining the County on a cooperative effort to search for realistic and sensible solutions that would deliver results. The human tragedy of homelessness commands the involvement of the private and public sectors working together to address the crisis in a meaningful way. Our engagement with the preparation of a balanced study which seeks reasonable alternative solutions would be a good place to start.

Sincerely,

A handwritten signature in blue ink that reads "David O. Levine" followed by a stylized flourish.

David O. Levine,  
President, Marina del Rey Lessees Association

cc: Members, Board of Supervisors, County of Los Angeles,  
The Hon. Mike Bonin, Los Angeles City Council  
Gary Jones, Director, Department of Beaches and Harbors  
Captain Chris Johnson, Marina del Rey Sheriff's Station  
Cheri Todoroff, Chief Executive Office  
Los Angeles Homeless Services Authority