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FREQUENTLY ASKED QUESTIONS

Question. What is the Surplus Land Act?

Answer. The Surplus Land Act (SLA) provides procedures to be followed when a local agency disposes of surplus land. Prior to doing so, the local agency must send a written offer to sell or lease the property, for the purpose of developing low- and moderate-income housing, to local public entities in the jurisdiction. Upon written request, this offer must also be sent to affordable housing developers. Interested parties have 60 days to respond.

Once the agency receives notice from a preferred entity desiring to purchase or lease the land for a specified priority use, the agency is required to enter into good faith negotiations for a period of at least 90 days to determine a mutually satisfactory sales price or lease terms. Only if the local agency does not receive any responses, or it is unable to come to a good faith sale with a preferred entity, can it then sell the land to a private developer or other non-preferred entity.

Question. What are the other claims in this lawsuit?

Answer. See below at the end of the FAQ for an explanation about the five other claims in this lawsuit.

Question. Is the City of Inglewood facing an affordable housing crisis?

Answer. YES. Inglewood is facing a severe affordable housing crisis. By the City's own admission, median household income is approximately \$20,000 less than AMI, and over eighty (80) percent of Inglewood's population qualifies for some form of subsidized housing. Yet, rents in the City of Inglewood have risen by almost twenty-five (25) percent in the last five years alone, and almost fifty (50) percent of Inglewood residents are low-income and severely rent-burdened, which means they are paying more than fifty (50) percent of their income towards housing. More Inglewood residents are being forced out of their homes as rents continue to rise, and the housing insecure population have very few, if any, resources to turn to for support.

Question. Is the City of Inglewood meeting its legal and ethical responsibilities to adequately respond to the affordable housing needs of its residents?

Answer. No. At a time when low-income Inglewood residents are facing a devastating and growing housing crisis, the City of Inglewood, along with the City Council, Housing Authority and Successor Agency (collectively, "the City"), is failing to comply with multiple state laws

that are intended to produce much-needed affordable housing. As demonstrated in this lawsuit, the City has violated the Surplus Land Act by entering into an ENA for the sale of surplus public land with parties that are not entitled to preferential treatment under the law. As a result, the ENA prevents the City from first offering the surplus sites for sale or lease for affordable housing as required by the law. This failure to comply with the Surplus Land Act results in discrimination against the development of housing intended for low-income households, and disproportionately against members of certain racial and ethnic groups and individuals with disabilities, in violation of state law. The City has violated Housing Element law because although it identified a need for shelter for 300 people experiencing homelessness it does not have an adequate supply of land in the M-1 zone, the only zone where shelters are permitted without discretionary review, for shelters that could accommodate 300 people. The City has repeatedly violated California Redevelopment Law requirements relating to the replacement of affordable housing. These clear violations of law are a missed opportunity to plan for, and provide safe, secure housing opportunities for all residents. This lawsuit is necessary to compel the City to meet its legal obligations.

Question. What does the proposed NBA arena have to do with Inglewood's housing crisis?

Answer. The site of the proposed NBA arena is surplus public land - currently owned by the City and Successor Agency. Public land should be used for public good, and in this time of extreme affordable housing crisis, these assets should be used to create new affordable housing opportunities. This is not just good policy; it is a principle embodied in California State law. The legislature has declared that "there is a shortage of sites available for housing for persons and families of low and moderate income" and that "surplus government land, prior to disposition, should be made available for [affordable housing]." The Surplus Land Act accordingly requires that prior to disposing of surplus land, the City must take steps to prioritize affordable housing. Despite these requirements, in a rush to accommodate the desires of a billionaire and his sports franchise, the City has entered into an ENA to sell this surplus public land to the owner of the Clippers for the development of a sports and entertainment district. Executing an ENA with the Clippers is in direct violation of the Surplus Land Act requirements and represents a failure to comply with state law requirements relating to affordable housing. Inglewood residents are calling on the City to prioritize homes before arenas, and in this case, the law requires it.

Question. What are some things the City of Inglewood should be doing to help address the affordable housing crisis?

Answer. There are a number of steps the City should take to come into compliance with state laws and adequately address the growing affordability crisis in the community. The City must comply with the Surplus Land Act and leverage its real property assets to support the creation of affordable and supportive housing. The City must adequately zone for and should cause the development of sufficient emergency shelter and supportive housing. The City must ensure the construction of new affordable housing units to meet existing replacement obligations and address growing needs. The City should and other potential policies to facilitate housing

production to meet the City's needs. The City should prioritize the affordable housing needs of the community and commit to an inclusive future for all residents.

Additional Claims

Along with violating the Surplus Land Act, the lawsuit alleges that the City of Inglewood is in violation of numerous other state laws, including affordable housing laws and anti-discrimination laws. A brief explanation of these other alleged violations is below.

Housing Element Violations. The City has failed to zone for adequate space for emergency shelters despite the fact that the city certified compliance with SB 2 in their 2013-2021 Housing Element. The City has greatly diminished the number of available sites for emergency shelters over the past three years, and it is in the process of eliminating even more sites this summer.

Deficit of replacement housing units. According to the 2015-2016 Inglewood's Housing Successor Annual Report Regarding the Low and Moderate Income Housing Asset Fund (LMIHAF), there was an outstanding housing obligation of 112 residential units for lower income households. This obligation to replace the units is governed by the state Community Redevelopment Law (CRL). The Housing Successor and the Successor Agency have failed to take steps to address the obligation.

Fair Housing Violations. The City has also placed restrictions on the siting of transitional and supportive housing projects within the City of Inglewood. State law dictates that local jurisdictions cannot erect more barriers to the siting of transitional or supportive housing projects than it does for any other residential use. However, the City's zoning code bars these types of housing from large swaths of the City by requiring that the projects serve six residents or fewer and that the residents be living as a single family unit. These restrictions make the process of finding safe and decent housing more onerous for vulnerable populations in the City of Inglewood.

Discrimination against Households of Lower Income. By taking the above actions that discriminate against the development of emergency shelters and affordable housing, and the siting of supportive and transitional housing, the City has violated the California Fair Employment and Housing Act ("FEHA"). FEHA prohibits cities from discriminating through public land-use practices, decisions, and authorizations on the basis of race, ethnicity, disability, and source of income.

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Discriminatory ADU policy. The City of Inglewood currently has an Accessory Dwelling Unit (ADU) ordinance in its municipal code that discriminates against households based on age and familial status. The ordinance, called the Senior Accessory Dwelling Unit ordinance, dictates that any ADUs built on single-family home lots can only be occupied by two adults, one of whom is at least 60 years of age. This bars families with children, or households without a member who is at least 60 years of age, from residing in these units. This is in direct violation of FEHA.