

VIA PHOENIXTHOTTAM.COM

DOW JONES, A NEWS CORP COMPANY

0.27% ▲

0.09% ▲

0.11% ▲

2.999% ▲

0.17% ▲

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <http://www.djreprints.com>.

<https://www.wsj.com/articles/los-angeles-mayors-political-future-tied-to-plan-to-solve-citys-homeless-crisis-1526212801>

U.S.

Los Angeles Mayor's Political Future Tied to Plan to Solve City's Homeless Crisis

'If there's any hope of running for president, that's the problem he has to fix'



Los Angeles Mayor Eric Garcetti aims to get half of the more than 25,000 unsheltered homeless population into shelters or housing by 2022. PHOTO: RICHARD VOGEL/ASSOCIATED PRESS

By Nour Malas and Alejandro Lazo

May 13, 2018 8:00 a.m. ET

LOS ANGELES—Since taking office five years ago, Mayor Eric Garcetti has marketed this city as a model of how an American metropolis can dream big: wooing the 2028 Olympics, courting high-tech companies and pushing for a “subway to the sea.”

But last month, the mayor tied his political future to a goal that has long vexed policy makers here: housing the city's homeless, which he publicly declared his “No. 1 issue.” Homelessness has exploded during his tenure, leaving Los Angeles with a fast growing population of people living in cars, parks and on the streets.

Mr. Garcetti aims to get half of the more than 25,000 unsheltered homeless population into shelters or housing by 2022, his last year as mayor. The 47-year-old Democrat has made no secret of his interest in running for the presidency in 2020, and whether his new plan succeeds will bear heavily on his political future, critics and supporters say.

“If there's any hope of running for president, that's the problem he has to fix,” said Sherry Bebitch Jeffe, a public-policy professor at the University of Southern California. “It taints his legacy as mayor, and it's also a risk if he wants to move up.”

Mr. Garcetti won his first election as mayor in 2013 on a “back to basics” pledge to fix potholes and improve trash pickup, and rode a wave of popularity into a second term last year. In recent months, he has raised his national profile, traveling the country, talking jobs and infrastructure, and taking aim at President Donald Trump.

At home, he has come under growing pressure for not moving faster and more aggressively to address a spiraling humanitarian emergency. The homeless population has grown nearly 49% since 2013, when Mr. Garcetti was first elected. Last year, there were about 900 more people in shelters than in 2013, according to the Los Angeles Homeless Services Authority.

kw
KELLER WILLIAMS

PHOENIX THOTTAM
BROKER – Commercial/Residential
CALBRE#: 01710790

J.D. / MBA – 10+ years experience in Real Estate law, Finance & Probate matters. My market focus is Venice, Mar Vista & Los Angeles' Westside.

2701 Ocean Park Blvd #140
Santa Monica, CA 90405

Each office is Independently Owned & Operated

Cell: **310.497.7255**
Fax: 800.678.0960
PhoenixThottam@gmail.com
PhoenixThottam.com

Each Keller Williams Realty Office is Independently Owned and Operated

PHOENIX 33
(310) 497-7255
VENICE & MAR VISTA

kw
KELLER WILLIAMS

kw
KELLER WILLIAMS

WHEN YOU WORK WITH ME, YOU WORK WITH THE #1 FIRM IN REAL ESTATE.

kw
KELLER WILLIAMS

BROKER ASSOCIATE – KELLER WILLIAMS SANTA MONICA

CALL TODAY (310) 497-7255
FOR A FREE VALUATION & BUY/SELL STRATEGY ANALYSIS. I WOULD BE HAPPY TO ASSIST YOU OR ANYONE YOU KNOW IN MEETING THEIR REAL ESTATE GOALS.

EMAIL: PHOENIXTHOTTAM@GMAIL.COM

LINKEDIN URL: WWW.LINKEDIN.COM/IN/PHOENIXTHOTTAM

WEBSITE: PHOENIXTHOTTAM.COM

310.497.7255
800.678.0960
phoenixthottam@kw.com
PHOENIX THOTTAM
REALTOR, ATTORNEY-AT-LAW
JD-MBA (Residential & Commercial, Real Estate Specialist (West LA))

Keller Williams Realty Santa Monica
Pacific Palisades | Malibu
2701 Ocean Park Blvd., Ste. 140
Santa Monica, CA, 90405
phoenixthottam.com

DRE #: 01710790

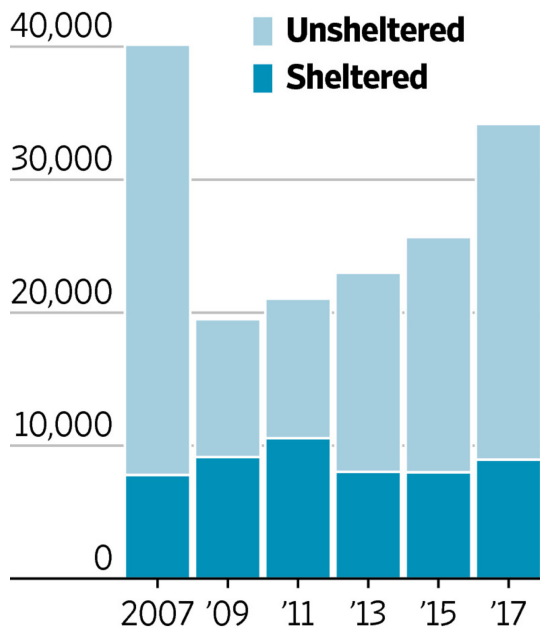
5 STEPS TO SELL YOUR HOME/PROPERTY IN LOS ANGELES' WESTSIDE. CALL ME TODAY FOR FREE CONSULTATION.

- 1. DEFINE YOUR NEEDS.** Write down all the reasons for selling your home or property. Ask yourself, “Why do I want to sell and what do I expect to accomplish with the sale?” For example, a growing family may prompt your need for a larger home, or a job opportunity may necessitate a move. I will work with you to develop a buy/sell strategy with a customized sale time frame & realistic profit margin goals & objectives.
- 2. NAME YOUR PRICE.** Setting a fair asking price from the outset will generate the most activity from other real estate agents and buyers. Call me today at (310) 497-7255 and I will give you a free valuation and market analysis reflecting the condition of your home & what comparable homes in your neighborhood are selling for.
- 3. PREPARE YOUR HOME.** I will help you get your home or commercial property into “showroom” condition. This will affect how quickly it sells and the price the buyer is willing to offer. First impressions are critical. I will work with you to make value adding repairs and replacements.
- 4. GET THE WORD OUT. MARKET, RECEIVE THE OFFER AND NEGOTIATE THE SELL.** I will focus on helping you smartly & creatively sell your real estate asset and on setting up a specific marketing strategy for your home. There are many ways to get the word out, including: * The Internet * Yard signs * Open houses * The MLS or Co-Star * Media advertising * Agent-to-agent referrals * Direct mail marketing campaigns. I will also help you negotiate financing arrangements and title, escrow and inspection fees and who will pay them.
- 5. CLOSE THE DEAL.** *Closing refers to escrow's legal transfer of ownership to the buyer. I will work diligently and with laser focus to walk and guide you through the process and make sure everything goes as planned so that you are fully satisfied and happy with the real estate transaction.

I'M A CA BROKER ASSOCIATE (CALBRE#: 01710790) & REAL ESTATE & CONTRACTS ATTORNEY (UC Berkeley '99) WITH A MBA IN FINANCE & REAL ESTATE (UCIA Anderson '06). I DO NOT OFFER LEGAL ADVICE THROUGH KELLER WILLIAMS. THAT SAID, I AM A SEASONED AND EXPERT NEGOTIATOR WITH OVER 15 YEARS OF RESIDENCY IN VENICE & MAR VISTA. I HAVE OVER A DECADE OF REAL ESTATE LEGAL & PROPERTY MANAGEMENT EXPERIENCE & MARKET SAVVY. CALL ME TODAY REGARDING MARKET TRENDS & YOUR OPTIONS.

Seeking Shelter

City of Los Angeles
homeless population



Source: Los Angeles Homeless
Services Authority

THE WALL STREET JOURNAL.

Homeless encampments have spread in L.A. in recent years, and city officials have sought to fund more affordable housing to combat the problem. But until now, there has been no comprehensive plan to build more shelters to get people off the streets immediately.

"This is our Katrina," said Jill Stewart, executive director of the Coalition to Preserve LA, a social justice group that has opposed the mayor's handling of the homeless issue. "Where are the shelters?"

Under the mayor's plan, the city would build out a more expansive shelter system, hoping to draw more homeless into temporary shelters until they get on their feet, and speed up affordable housing construction.

In an interview, Mr. Garcetti said the city has doubled its rate of housing the homeless, but people are falling into homelessness at a clip faster than the city can handle. He pointed to a convergence of factors—surging rents and rising

inequality, the opioid crisis and lighter criminal penalties—that have pushed greater numbers of vulnerable people onto the streets.

"It is a bigger problem than it's ever been," Mr. Garcetti said. "We've had the right strategies, but we've never had the master plan, and we've never had the resources," he said, adding: "We finally are convening those together."



Los Angeles Mayor Eric Garcetti signed ordinances into law to help solve the homeless crisis in Los Angeles in April. PHOTO: MARK RALSTON/AGENCE FRANCE-PRESSE/GETTY IMAGES

The mayor directed a record \$430 million of the city budget this year to tackle homelessness, including allocating \$20 million to City Council districts to build emergency shelters within a six-month window. He's offering those communities an additional \$17 million in sanitation and cleanup funds if they set up shelters before the deadline.

The plan is a break from past policies that have largely focused on affordable housing.

"We had to work to listen to people on the street and change our approach," Mr. Garcetti said.

kw
KELLER WILLIAMS
REALTY

PHOENIX THOTTAM (DRE#: 01710790)
(310) 497-7255
FOR SALE

Each Keller Williams Realty Office is Independently Owned and Operated



C 310.497.7255
f 800.678.0960
phoenixthottam@kw.com
PHOENIX THOTTAM
REALTOR; ATTORNEY-AT-LAW
JD-MBA (Residential & Commercial,
Real Estate specialist (West LA))
Keller Williams Realty Santa Monica
Pacific Palisades | Malibu
2701 Ocean Park Blvd., Ste. 140
Santa Monica, CA, 90405
phoenixthottam.com **kw** KELLER WILLIAMS

In late 2016, the mayor got voter approval for a \$1.2 billion bond to fund the building of affordable housing, and later campaigned for a county sales tax to fund services for the homeless, which passed. Both measures were critical not just for raising money, but also bringing new coordination between the city and county for the first time on a breadth of issues, including mental-health services.

Critics say money hasn't been spent fast enough given the scale of the problem. Mr. Garcetti said taxpayer funds to build affordable housing are being spent on schedule, and that it has taken time to gather political and bureaucratic support for the moves.

So far, his new plan has won praise even from critics. "Finally, some kind of dam broke at City Hall," said Ms. Stewart.

While Mr. Garcetti said he hasn't decided on a presidential run, he traveled to Iowa in April, telling local reporters he was there "listening" and jokingly dispelled stereotypes about flashy L.A.

Here, the mayor faces stubborn problems—such as violent crime and traffic—that some say he hasn't tackled hard enough, with homelessness above all.

"The conventional wisdom is that this is his Achilles' heel," said Rick Cole, the city manager of Santa Monica, Calif., an ally of Mr. Garcetti's who spent two years as his deputy mayor for budget and innovation.

The mayor has long wanted to tackle the crisis head-on, Mr. Cole said, despite warnings from advisers that it is a complex problem and could jeopardize his original "back to basics" goal.

In April, Mr. Garcetti stood before city officials and delivered his State of the City address, declaring the issue he was staking his final term on.

"We are here to end homelessness," he said.

Write to Nour Malas at nour.malas@wsj.com and Alejandro Lazo at alejandro.lazo@wsj.com

Appeared in the May 14, 2018, print edition as 'L.A. Mayor Ties Political Future to Homeless Plan.'



KELLER WILLIAMS

PHOENIX THOTTAM
BROKER – Commercial/Residential
CALBRE#: 01710790

J.D./ MBA – 10+ years experience in Real Estate law, Finance & Probate matters. My market focus is Venice, Mar Vista & Los Angeles' Westside.



2701 Ocean Park Blvd
#140
Santa Monica, CA 90405

Each office is independently Owned & Operated

Cell: **310.497.7255**
Fax: 800.678.0960
PhoenixThottam@gmail.com
PhoenixThottam.com

05/02/18 Mortgage Rates and Refinance Rates

PhoenixThottam.com

Be sure to use APR, which includes all fees and costs, to compare rates across lenders. Rates below include zero discount points. Use our [Product Comparison Tool](#) for rates customized to your specific home financing need.

Purchase Rates		Refinance Rates
Product	Interest Rate	APR
Conforming and Government Loans		
30-Year Fixed Rate	4.750%	4.810%
30-Year Fixed-Rate VA	4.625%	4.936%
20-Year Fixed Rate	4.625%	4.672%
15-Year Fixed Rate	4.250%	4.352%
7/1 ARM	4.375%	4.755%
5/1 ARM	4.250%	4.791%
Jumbo Loans — Amounts that exceed conforming loan limits		
30-Year Fixed-Rate Jumbo	4.625%	4.636%
15-Year Fixed-Rate Jumbo	4.375%	4.412%
7/1 ARM Jumbo	4.125%	4.587%
10/1 ARM Jumbo	4.375%	4.615%
Rates, terms, and fees as of 5/02/2018 10:15 AM Eastern Daylight Time and subject to change without notice.		