

MOTION

HOUSING

On January 23, 2017, the Los Angeles City Controller’s Office released an audit of the Impact of the Density Bonus Program on Affordable Housing. In the midst of an affordable housing and homelessness crisis, the Controller’s report concluded that the City is falling short on not only producing much-needed affordable housing, but also on protecting the affordable housing units that do exist. According to the audit, there are significant issues related to how affordable units in the City are being tracked, how compliance with affordability requirements is being monitored, and how the rules are being enforced for units that are not in compliance.

The audit raised serious questions regarding the ability of the City to accurately identify and inventory the number and type of affordable units that have been produced. In some cases, units were being double counted toward the City’s inventory, resulting in a higher number than existed, or covenants that track the affordable housing units were missing, resulting in a lack of monitoring of those units.


The lack of properly detailed and efficient monitoring systems has led to issues with enforcement. Without accurate data, the City cannot ensure that landlords are charging the proper rent amounts or that only tenants with qualifying incomes are occupying the affordable units. Given the scarcity of existing affordable units, the challenges for production of new affordable units, and the high demand for affordable housing by so many of the City’s residents, the City must do everything it can to ensure that the existing affordable housing stock remains accessible and affordable for those who truly need it.

The Controller’s audit makes a series of recommendations to improve the tracking, monitoring, and enforcement of affordable units, and challenges the Housing and Community Development, Planning, and Building and Safety Departments to improve their systems.

I THEREFORE MOVE that the Council direct the Housing and Community Investment Department (HCID), along with the Planning and Building and Safety Departments as necessary, to report back on the following:


1. The implementation of a system to clearly calculate and track the number of affordable units in the City, properly distinguishing between Density Bonus units and those within subsidized affordable housing developments;
2. The implementation of a system to efficiently monitor existing affordable units in order to ensure compliance with applicable affordable housing program rules and to ensure comprehensive compliance status reviews of the affordable housing stock administered by HCID, along with recommendations for enforcement options to ensure that affordable units are kept affordable and occupied by qualifying households.

PRESENTED BY:


 MIKE BONIN
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SECONDED BY:




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