

HOUSING COMMITTEE REPORT relative to code compliance and preservation of illegal/unapproved dwelling units.

Recommendations for Council action:

1. NOTE and FILE the Los Angeles Housing and Community Investment Department (HCIDLA) report, dated June 2, 2015, relative to bringing into compliance illegal/unapproved dwelling units and options for preservation of those units.
2. REQUEST the City Attorney, with the assistance of the Department of City Planning (DCP) and HCIDLA, to prepare a comprehensive, citywide ordinance to:
 - a. Regulate the legalization of non-permitted housing units in multifamily buildings in line with the Policy Recommendations as outlined in the DCP report dated June 4, 2015 (attached to Council file [C.F.] No. 14-1150): 1-Assistance for Property Owners, 3-Protections for Tenants, 4-Protections for Neighbors, and 5-Health and Safety Protections.
 - b. Include the Zoning Compliance Option 2, the ministerial process (as detailed in the DCP report dated June 4, 2015, attached to C.F. No. 14-1150), with affordability and transit proximity, and create a threshold for discretionary process if the units do not meet the public benefit checklist to be established.
3. INSTRUCT the DCP to continue to work with the concerned parties taking part in the Rent Stabilization Ordinance working group to develop the details of the Ordinance and any accompanying administrative materials.
4. INSTRUCT the DCP to prepare an analysis of any staffing needs that may be required to develop the Ordinance and ensure successful implementation.
5. INSTRUCT the DCP to provide a range, separate and aside from what is current in the Density Bonus Ordinance, up to moderate and the entire scale.

Fiscal Impact Statement: None provided by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

SUMMARY

At its regular meeting held on June 10, 2015, the Housing Committee considered a report from the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 2, 2015 and a report from the Department of City Planning dated June 4, 2015 relative to bringing into compliance illegal and/or unapproved dwelling units, and options for the preservation of those units.

The Committee Vice Chair and maker of the originating Motion on this item provided a brief overview of the matter. Representatives of the HCIDLA and DCP addressed the Committee and responded to related questions. During discussion of this matter, the Committee Vice Chair

moved to amend the recommendation in the DCP report to delete Recommendation No. 2 and requested the inclusion of Zoning Compliance Option 2 as detailed in the DCP report with a hybrid option that recognizes the ministerial process. The Committee Chair also requested that the DCP include a separate range from what is currently in the Density Bonus Ordinance to go all the way up to moderate or maybe up the entire scale to see what that looks like.

After providing an opportunity for public comment, the Committee noted and filed the HCIDLA report and approved the recommendations in the DCP report as amended. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE REPORT



MEMBER VOTE

CEDILLO: YES
FUENTES: YES
PRICE: YES

REW
6/19/15
FILE NO. 14-1150

-NOT OFFICIAL UNTIL COUNCIL ACTS-