

HOUSING COMMITTEE REPORT relative to the development of an enhanced repair program to strengthen the Systematic Code Enforcement Program (SCEP).

Recommendations for Council action:

1. INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA) to report back to the Housing Committee on the outcome of the following pilot programs within 90 days of program ending:
 - a. The HCIDLA twelve-month pilot program in the SCEP Central and East regions wherein the HCIDLA will modify its procedure for responding to complaints about housing problems by having housing inspectors meet with the tenant/complainant first, verify the problem and afterwards give the property owner a 30-day notice informing the owner about the problem and how to correct the problem.
 - b. The twelve-month pilot program in the City of Los Angeles Promise Zone wherein the HCIDLA will conduct a pre-repair conference with property owners whose properties have a history of reoccurring code violations or where there are other indicators that the property owner may need guidance on how to make adequate repairs.
2. REQUEST the City Attorney, in consultation with the HCIDLA and the Department of Building and Safety, to prepare amendments to the Los Angeles Municipal Code establishing regulations for lead-safe work practices in residential buildings built before 1978, including penalties for violations thereof.
3. DIRECT the Chief Legislative Analyst to examine the feasibility for the City to initiate a legislative amendment to Chapter 9 of Division 3 of the California Business and Professions Code, known as the Contractors' State License Law, to establish a comprehensive examination for contractors on lead-safe work practices and certification requirements.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor dated February 12, 2016, HCIDLA discusses the feasibility of strengthening SCEP by developing an enhanced repair program with recommendations on what would trigger the need for enhanced repairs. The Department believes that procedural changes and specific amendments to the Los Angeles Municipal Code, and possibly to the Contractors' State License Law, would have the greater potential of improving the quality of repairs and reducing reoccurring code violations. HCIDLA recommends two pilots to test new SCEP procedures.

HCIDLA goes on to report that amending the Building Code to include lead-safe work practices would empower the enforcement of existing state and federal laws related to lead-safe work

practices and certification requirements for contractors and workers in the building trades. The Department recommends that the City consider initiating a legislative amendment to the Contractors' State License Law to require a more comprehensive examination for contractors on lead-safe work practices.


At its special meeting held February 17, 2016, the Housing Committee discussed this matter with HCIDLA staff. Environmental Protection Agency regulations regarding lead safety are not sufficiently addressed in the City's Building Code. State Contractor license law does not require lead abatement testing. HCIDLA recommends that the City initiate legislation to enact such a requirement. Department representatives respond to tenant complaints, as a service to tenants. When notice is provided, attempts can be made to disguise potential code violations to conceal them from City inspectors. No citation is issued if repairs are made.

During the public comment period, property owners and apartment owner association representatives stated that advance notice to property owners of City inspections should be provided. Support for the program was expressed by public health and tenant advocates. Speakers also expressed support for the proposed removal of the notification to owners of inspections so that inspectors can see actual problems as they exist.

The Housing Committee recommended that Council approve the recommendations of the HCIDLA report, as amended to extend the proposed pilots to twelve months.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES 
FUENTES:	ABSENT
HUIZAR:	ABSENT
PRICE:	YES
HARRIS-DAWSON:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-