

MOTION

HOUSING

More than 2 million L.A. residents (approximately 62%) are tenants and estimates are that more than half the housing stock consists of rental units that do not accept companion animals. In Denver, by contrast, 98 percent of apartment communities accept cats, 93 percent accept small dogs and 66 percent accept large dogs, all without negatively impacting the perception that the city provides a high quality of life for its residents. With the City of Los Angeles striving to achieve “no kill” status relative to adoptable animals, reaching the goal will require encouraging and, when possible, facilitating adoptions in rental units. Doing so requires seeking and fostering cooperation and understanding between tenants and landlords with regard to companion animals.

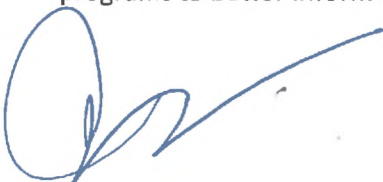
An American Humane Association survey of shelters in 93 U.S. cities has reported that “moving” is the most common reason given for pet guardians relinquishing their animals to shelters, and “landlord restrictions” ranks fourth. Data collected by the Santa Clara, CA Humane Society indicates that about 26% of relinquishments are due to such restrictions. L.A. City shelters report that, since 2011, at least 22.6% of relinquished dogs and 18.6% of relinquished cats were turned in due to issues relating to tenancy restrictions.

Pet guardians who have lost their homes due to economic circumstances often find themselves unable to find rental housing in which they could continue to keep their animals. In other cases landlords have, upon occasion, insisted that existing tenants get rid of their animals or face eviction. In many such cases the City’s Rent Stabilization Ordinance protects the tenants, but unfortunately those tenants are not aware of their rights under the law.

Many other cities understand the benefits of pet companionship, both for the sake of saving lives of shelter animals, as well as for enhancing the lives of the people adopting the pets. Some of these cities, including West Hollywood and New York City, have adopted laws which help to facilitate the adoption of pets by rental tenants. These include such ideas as pet deposits and provisions for seniors, the disabled, people with HIV/AIDS and those who’ve kept pets in their units for extended periods of time. And, here in L.A., one North Hollywood landlord will not rent to tenants who don’t have companion animals, while the Board of Animal Services Commissioners has previously explored the possible linkage between public funding of multi-family development and allowing pets in those units.

As with the kinds of mechanisms in place in West Hollywood, this would impact a relatively small number of buildings, landlords, units and tenants but, when taken cumulatively, the combination of such measures and other mechanisms or incentives could facilitate the creation of thousands of potential new “forever homes” for L.A.’s shelter animals and animals adopted from rescue groups and other pet adoption agencies.

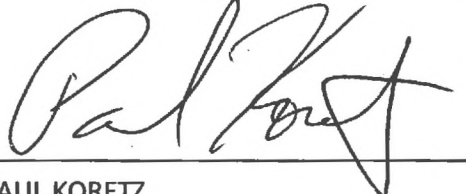
NOW, I THEREFORE MOVE that the Los Angeles Department of Animal Services (LAAS) and the Housing and Community Investment Department (HCID) solicit input from organizations representing tenants (such as the Coalition for Economic Survival, Inner City Law Center, Legal Aid Foundation of Los Angeles, Housing Rights Center and Bet Tzekek Legal Services) and organizations representing landlords (such as the Apartment Association of Greater Los Angeles and the California Apartment Association) and make recommendations within 180 days to the City Council on programs and/or regulations that could facilitate the expansion of animal adoptions by tenants in residential rental properties, including programs to better inform tenants of their rights in regards to animal ownership, while taking into



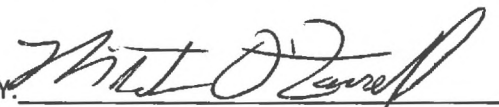
consideration the welfare of the animals and the concerns, both financial and for the physical property, that landlords and other tenants may have; and

I FURTHER MOVE that applicable laws in other cities be reviewed to determine if their provisions should be considered as a basis for developing regulations or incentives for the City of Los Angeles.

PRESENTED BY: _____


PAUL KORETZ
Councilmember, 5th District

SECONDED BY: _____



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