

PERSONNEL AND ANIMAL WELFARE COMMITTEE REPORT relative to soliciting input in regard to programs and regulations that could facilitate the expansion of animal adoptions by tenants in residential rental properties.

Recommendations for Council action, as initiated by Motion (Koretz - O'Farrell):

1. INSTRUCT the Department of Animal Services (DAS) and the Housing and Community Investment Department (HCID) to solicit input from stakeholders in the Los Angeles rental housing market in regard to approaches that could facilitate the expansion of animal adoptions by tenants in residential rental properties to include:
 - a. Programs to better inform tenants of their rights in regard to animal ownership while taking into consideration the welfare of the animals.
 - b. Concerns, in regard to both financial issues and physical property, that landlords and other tenants may have.
2. INSTRUCT the DAS and HCID to review programs and concepts in other cities to determine if their provisions should be considered as a basis for developing approaches applicable in the City of Los Angeles.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes

For, if amended: Greater Valley Glen Neighborhood Council

(Housing Committee waived consideration of the above matter)

Summary:

On November 18, 2015, your Committee considered a Motion (Koretz - O'Farrell) relative to soliciting input in regard to programs and regulations that could facilitate the expansion of animal adoptions by tenants in residential rental properties. According to the Motion, more than 2 million City residents (approximately 62 percent) 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.

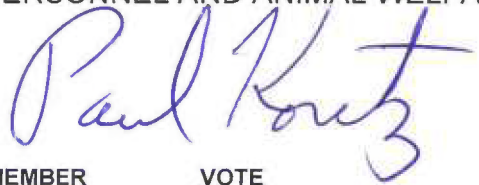
With the City striving to achieve "no kill" status relative to adoptable animals, reaching the goal will require encouraging and, when possible, facilitating adoptions in rental units. Doing so requires seeking and fostering cooperation and understanding between tenants and landlords with regard to companion 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 percent of relinquishments are due to such restrictions.

City shelters report that, since 2011, at least 22.6 percent of relinquished dogs and 18.6 percent 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.

After consideration and having provided an opportunity for public comment, the Committee moved to approve the Motion, as amended. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

PERSONNEL AND ANIMAL WELFARE COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
KORETZ:	YES
RYU:	YES
HARRIS-DAWSON:	YES

ARL

1/19/16

-NOT OFFICIAL UNTIL COUNCIL ACTS-