

HOUSING COMMITTEE REPORT relative to modifying the frequency of periodic housing inspections performed under the Systematic Code Enforcement Program (SCEP).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. REQUEST the City Attorney, with the assistance of the Los Angeles Housing and Community Investment Department (HCIDLA), to prepare and present an ordinance amending Sections 161.353 and 161.602.1 of the Los Angeles Municipal Code (LAMC) pursuant to:
 - a. Amend the Housing Code to provide for inspection of all buildings subject to the Housing Code once every four years.
 - b. Conform LAMC Section 161.353 with Section 161.602.1 regarding the frequency of periodic inspections.
2. REQUEST the City Attorney, in conjunction with the HCIDLA and representatives of apartment owner associations and tenant advocacy groups, to draft regulations relating to LAMC Section 161.602.1 of the Housing Code.
3. REQUEST the City Attorney and the HCIDLA to report to the Housing Committee in 60 days with the new SCEP regulations.
4. AUTHORIZE the General Manager, HCIDLA, or designee, to prepare Controller's instructions for any necessary technical adjustments consistent with this action, subject to the approval of the City Administrative Officer (CAO); and, AUTHORIZE the Controller to implement the instructions.
5. AUTHORIZE the CAO, or designee, to make technical adjustments to comply with the intent of this action.

Fiscal Impact Statement: The HCIDLA reports that this action will not impact the General Fund inasmuch as the SCEP is supported by the Code Enforcement Trust Fund. The program is fully cost recovery through assessment of the SCEP Fee. LAMC Section 151.05.1 authorizes pass through of the SCEP fee to tenants. Additional inspections beyond the initial inspection and re-inspection are assessed at \$201.50 per inspection and are not passed through to tenants.

Community Impact Statement: None submitted.

SUMMARY

In a report to the Mayor dated October 13, 2016, HCIDA recommends that the City Attorney prepare an ordinance to amend the Housing Code to provide for inspection of all buildings subject to the Housing Code once every four years. In addition, HCIDLA requests approval of proposed regulations developed by the Department in accordance with the existing provisions of the Housing Code governing the frequency of inspection of non-compliant properties. These regulations will establish standard criteria to identify problem properties where attention and

maintenance are lacking, and will establish the frequency of inspections as once every two years.

These proposed amendments and regulations will create a tiered SCEP inspection program structure: well-maintained and code compliant properties will be inspected once every four years, and non-compliant properties will be inspected on a shorter cycle - once every two years. With these changes, HCIDLA plans to decrease the number of non-compliant properties through more frequent inspection, and through education provided to owners on the importance of making quality repairs for long-term preservation of their properties.

HCIDLA believes these changes will allow the Department to focus resources on buildings that require the most attention, while ensuring all buildings are inspected on a reasonable inspection cycle. Most importantly, these changes will expedite the City's ability to address neglected housing conditions for tenants who are subjected to live in such conditions, and incentivizes owners to timely correct cited code violations.

At its meeting held December 7, 2016, the Housing Committee discussed this matter with a representative of HCIDLA. The Department representative discussed the proposed SCEP inspection frequency change and the Department's response to problem properties that are cited for violations. The four-year inspection cycle will enable HCIDLA to focus its resources on problem properties and correcting code deficiencies.

During the public comment periods, representatives of apartment owner associations and tenant advocacy groups expressed support for the proposed SCEP modifications. Tenant Advocates did stress the importance of stringent enforcement to ensure the program's success.

The Housing Committee recommended that Council approve HCIDLA's recommendations, as amended to request that the City Attorney and HCIDLA, in conjunction with representatives of apartment owner associations and tenant advocacy groups, prepare revised SCEP regulations and report to Housing Committee in 60 days.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO: <i>ged/16</i>	YES
KORETZ:	YES
HUIZAR:	ABSENT
PRICE:	ABSENT
HARRIS-DAWSON:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-