

# HOUSING

## MOTION

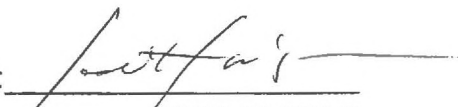
Affordable housing preservation is critical to ensuring the City maintains diverse neighborhoods to house an increasing population. Growing demand for housing has led to a rise in rents. Recent trends in the Los Angeles' rental market have seen no decline in rent burden, where residents commonly commit over 30% of their income to rent. Severe rent burden, where residents pay over half their income to rent, remains high. The City of Los Angeles is becoming increasingly less affordable for renters and measures must be taken to protect those at risk.

Rental housing whose owners participate in one or more housing subsidy programs are obligated to certain affordability requirements by recording a covenant on the property. Owners naturally have a financial incentive to opt out of subsidy programs and raise rents to market levels once those covenants have expired. Historically, the extension of expiring covenants is achieved through voluntarily negotiated agreements between the City and the property owners.

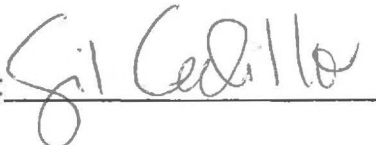
The City has taken action to create positions that will help prepare, amend, terminate and monitor Affordable Housing Covenants but has yet to consistently apply proactive action to preserve and protect existing at-risk covenants.

I THEREFORE MOVE that the City Council instruct HCIDLA to report back on various strategies and funding needs for protecting existing affordable housing covenants and at-risk affordable housing covenants which may expire soon, including those in Council District 14 which are at risk of expiring in the next five years.

PRESENTED BY: \_\_\_\_\_

  
JOSE HUIZAR  
Councilmember, 14<sup>th</sup> District

SECONDED BY: \_\_\_\_\_



  
DEC 13 2016

ORIGINAL