

MOTION

The Los Angeles Fire Department has ordered the closure of two illegal dwellings located at 931 East Pico Boulevard and 1518 Paloma Street. Los Angeles Municipal Code (LAMC) Section 163.00 et seq. provides tenants who are displaced or subject to displacement from a residential unit as a result of an Order to Vacate relocation benefits. These benefits are payable by the property owner within ten days from the date of the vacate order, or at least 20 days prior to the vacation date set forth in the order. The current relocation benefit amounts range from \$7,900 to \$19,700 per tenancy depending upon the length of tenancy (under or over three years) and whether the tenancy includes a senior resident (62 years of age or older), disabled resident, minor under the age of 18 who is a legal dependent of another resident, and/or total income levels below 80 percent of federal low-income guidelines. The properties contain a total of 31 apartment units that qualify for relocation assistance.

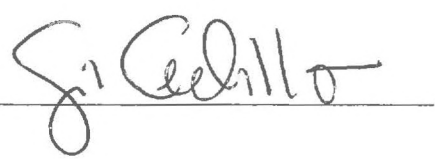
HCIDLA has determined that the total relocation assistance amount that the affected tenants qualify for at the properties is \$382,850. As of June 16, 2017, the owner has failed to provide tenant relocation benefits to the affected tenants. LAMC Section 163.03(D) allows the City to advance relocation assistance directly to tenants when the owner fails to timely comply with payment of relocation benefits. As recourse, the City may also take action to collect such funds advanced, plus applicable administrative costs from the owner through a lien secured against the property. HCIDLA reports that no department funds are available to provide this relocation assistance. The Chief Legislative Analyst and City Administrative Officer should be directed to identify funds to make these relocation payments.

I THEREFORE MOVE that the City Council direct the Chief Legislative Analyst and City Administrative Officer to identify funds to provide relocation assistance in the amount of \$382,850 to eligible tenants of 931 East Pico Blvd. and 1518 Paloma Street.

I FURTHER MOVE that the Housing and Community Investment Department, with the assistance of the Chief Legislative Analyst and the City Administrative Officer be directed to report to the Council on the history of emergency relocation funding and the department's plan to address future emergency relocation requests.

PRESENTED BY: 
 JOSÉ HUIZAR
 Councilmember, 14th District

for JH

SECONDED BY: 

JUN 19 2017



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