

HOUSING

MOTION

The Los Angeles Fire Department has ordered the closure of 1823 3/4 North Western Avenue. 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 property contains a total of six apartment units that qualify for relocation assistance.

HCID has determined that the total relocation assistance amount that the affected tenants qualify for is \$71,700. As of June 27, 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.

I THERFORE MOVE that the City Council, subject to the approval of the Mayor, authorize the Housing and Community Investment Department (HCID) to take the following actions:

1. Expend \$71,700 from Fund 44G Account 43N396 for the purpose of providing relocation benefits to tenants at 1823 3/4 North Western Avenue.
2. Make any technical corrections and/or changes that may be required to effectuate the intent of this Motion subject to the approval of the Chief Legislative Analyst, and authorize the Controller to implement these instructions.
3. Bill the property owner for all relocation benefits advanced as specified in Section 17975.5 of the California Health and Safety Code and all direct and indirect costs and benefit advancement, and record a lien and/or judgment against the property.
4. In the event of non-payment, request the City Attorney to collect all such relocation amounts advanced by the City, plus all applicable penalties and administrative costs from the owner of the property.
5. In the event of payment, direct HCID to prepare any Controller instructions that may be necessary to deposit said funds into the Tenant Relocation Inspection Program, and authorize the Controller to implement these instructions.

PRESENTED BY: 

MITCH O'FARRELL
Councilmember, 13th District

JUN 27 2017

SECONDED BY: 