

HOUSING COMMITTEE REPORT relative to targeted affordable housing and business stabilization policies.

Recommendation for Council action, pursuant to Motion (Harris-Dawson - Wesson - Price - Bonin - Cedillo):

INSTRUCT the Chief Legislative Analyst (CLA), Los Angeles Housing and Community Development Department, and Economic and Workforce Development Department, in consultation with the City Attorney, to report in regard to:

- a. How residents, businesses and organizations may be considered an eligible category for targeted affordable housing and business stabilization policies.
- b. The feasibility of a neighborhood stabilization program and the steps and Department needs required to establish such a program.

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

Community Impact Statement: None submitted.

Summary:

On March 28, 2018, your Committee considered a Motion (Harris-Dawson - Wesson - Price - Bonin - Cedillo) relative to targeted affordable housing and business stabilization policies. According to the Motion, housing affordability is challenging for many communities, but especially so in the neighborhoods of South Los Angeles who are particularly vulnerable to displacement and destabilizing forces-such as high unemployment, stagnant wages, vacant properties, historic redlining, foreclosures, and predatory lending while rents and home prices continuously outpace wages. As the City continues to face both a housing crisis and a development boom, economic pressures throughout the City and South Los Angeles have begun to price residents out of their longtime neighborhoods causing social, economic, cultural, political, and emotional upheaval. African Americans make up 9 percent of the City's population, down from 17 percent in the 1980s, according to census data. In the County, the African American population has plunged by 153,000, while there's been an increase of over 2.5 million residents overall during the same period.

It is crucial that the City, seeks opportunities to support socially and economically resilient communities and to sustain the communities of Los Angeles. The Redevelopment Agency of the City and County of San Francisco (Agency) established a preference program for displaced residents and businesses in the 1960's when the Agency was implementing its federally-funded urban renewal program. The Agency created a program whereby displaced residents and businesses of certain project areas received "Certificates of Preference" and were thus entitled to a priority in the renting or buying of Agency-owned, funded or approved property. The preference program also provided other relocation benefits (fair market value for acquired property, relocation assistance, replacement housing units) that the displacees may have received. Establishing a program to preserve and stabilize the communities of South Los Angeles

that replicates the intention of San Francisco's model will ensure that current residents and businesses are not displaced due to rising housing and rental costs.

After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion as detailed in the above recommendations. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	ABSENT
KREKORIAN:	YES
HARRIS-DAWSON:	YES

ARL
3/28/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-