

HOUSING COMMITTEE REPORT relative to the development of policies regarding the presence of pets in publicly-financed buildings.

Recommendations for Council action, pursuant to Motion (Koretz - Buscaino):

1. INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA) to promulgate regulations as soon as possible applicable to all of its affordable housing finance programs, including the Affordable Housing Trust Fund, Proposition HHH, all State and Federal housing finance programs including tax credits, and any others, to require the developers and management of any buildings built with any public financing to permit residents to own pets.
2. INSTRUCT the HCIDLA to work with the Los Angeles Department of Animal Services and other interested parties to develop pet policies that can guide building owners, building managers and residents alike to ensure that the presence of pets in publicly-financed buildings is managed in a responsible, safe and harmonious manner.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst have completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Also referred to the Personnel and Animal Welfare Committee)

Summary:

On August 22, 2018, your Committee considered a Motion (Koretz - Buscaino) relative to the development of policies regarding the presence of pets in publicly-financed buildings. According to the Motion, the City of Los Angeles is experiencing a housing affordability crisis of unprecedented proportions, with estimates of the need for additional rental units ranging as high as 500,000 over the coming decade. Various Federal, State and local housing finance programs have been put into place to help address this need, with Los Angeles' access to these financing mechanisms being administered by the HCIDLA. These mechanisms are often accompanied by requirements and conditions that are not always applied to housing development projects that don't access public financing. And even projects that are totally privately financed usually are subject to various conditions such as infrastructure improvements, landscaping, etc. imposed by the City.

Over a long period of time, statistics compiled by public animal shelters have shown that one of the most prominent reasons given by pet guardians for relinquishing their animals is their inability to find rental housing that allows pets. This phenomenon was exacerbated by the growth in housing dislocation caused by the Great Recession over the last decade. The percentage of relinquishments attributed to landlord "no pet" rules at times has approached 20%. As the City promotes, and assists in financing new, affordable housing, an effort should be made to make sure that pet guardianship does not create an arbitrary barrier to families, low-income individuals or the homeless who have pets and qualify for residence in publicly-financed rental housing. Certain Federal and State affordable housing finance mechanisms already require allowing pets,

giving the City an opportunity to leverage and augment them. This includes the State's legislative intent in enacting AB 1137 in 2017 (supported by the City), which required all housing financed by the California Department of Housing and Community Development after January 1, 2018, to be pet-friendly. The City should augment the requirement to apply to all developments accessing finance mechanisms through HCID or any other City agency. 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:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	ABSENT

ARL
8/22/18

-NOT OFFICIAL UNTIL COUNCIL ACTS-