MOTION

The Los Angeles Housing and Community Investment Department (HCIDLA), in conjunction with the County of Los Angeles, operates an affordable rental unit listing array accessible to the public at www.housing.lacity.org. This site features listings from all over Los Angeles County, including the City of Los Angeles. According to staff at HCIDLA, L.A., city listings find their way onto this database as a result of building owners and managers voluntarily posting the information.

Thanks to state density bonus statutes, Measure JJJ, transit-oriented development policies and various other means, the City of Los Angeles is approving an unprecedented number of mandated affordable rental housing units. These units offer qualified tenants an increasing number of opportunities to find housing.

In cooperation with the departments of Planning and Building and Safety, HCIDLA has a multi-step process for ensuring that these units are covenanted as affordable and rented to appropriate tenants in compliance with project requirements. Too often, however, newly-built units don’t find their way onto the publicly-accessible listing site before the units are rented. The process for prospective tenants to learn about the availability of these units in a timely manner is varied, there being no centralized waiting list or other mechanism for ensuring that they even can apply to rent the units.

HCIDLA staff reports that the department is looking to improve the process of making these units known to the public in a more timely way. As the number of these units multiplies, doing so would provide renters an important service to help them cope with a difficult rental market.

The three departments involved in the creation of the units – Planning as the entitlement entity, Building and Safety as the construction oversight entity, and HCIDLA as the recording and enforcement entity – should work to ensure that all new affordable units are listed on www.housing.lacity.org in a search-friendly manner before a certificate of occupancy is issued for each unit’s building. Ultimately, the goal should be for HCIDLA to create and maintain a master notification list for the city’s qualified tenants so they can automatically be apprised of the pending availability of such units.

I THEREFORE MOVE that HCIDLA, in conjunction with the Departments of City Planning and Building and Safety, develop a methodology to ensure that newly-constructed rental units required by, or voluntarily created as a result of, land use approvals, are publicly listed on housing.lacity.org and, when feasible and appropriate, elsewhere at the earliest possible moment before a certificate of occupancy is issued, and report to the Council on the status, including staffing and resource needs, of this effort within 90 days; and

I FURTHER MOVE that HCIDLA develop a plan for creating a master notification list for qualified extremely low, very low, low and moderate income tenants who can be notified of the pending availability of new affordable units before the units are otherwise rented, and report to the Council on the plan, including staffing and resource needs, within 90 days.

PRESENTED BY: PAUL KORETZ, Councilmember, Fifth District

SECONDED BY: