

EXEMPTION, COMMUNICATION FROM CHAIR AND MEMBER, HOUSING COMMITTEE and ORDINANCE FIRST CONSIDERATION relative to amending the Los Angeles Administrative Code (LAAC) to sell real property no longer required by the City that is restricted for the provision of low and moderate income housing .

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this action is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 4, Chapter 3 CEQA Guidelines Section 15061.
2. PRESENT and ADOPT the accompanying ORDINANCE adding Sections 7.33.2, 7.33.3, 7.33.4, 7.33.5, 7.33.6, and 7.33.7 to Division 7, Chapter 1, Article 4, of the LAAC to create a marketing and sale procedure to sell real property, the title of which is acquired through foreclosure or otherwise, by the Los Angeles Housing and Community Investment Department and is restricted for use for the provision of housing for low and moderate income households.
3. NOT PRESENT and ORDER FILED the Ordinance dated December 17, 2013.

Fiscal Impact Statement: None submitted by the City Attorney. Neither the City Administrative Officer (CAO) nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

At a regular meeting held on April 23, 2014, the Chair and Member of the Housing Committee considered a City Attorney report and Ordinance relative to amending the LAAC to modify the procedure to sell real property acquired by the HCIDLA that is restricted for the provision of housing for low and moderate income households. Representatives of the City Attorney, the CAO, and the HCIDLA appeared before the Committee Chair and Member to discuss the proposed Ordinance and respond to related questions.

The City Attorney's representative reported that the HCIDLA must follow a lengthy process, under the LAAC as currently written, to sell properties it acquired through foreclosure on loans it made to developers using funds from state and federal sources that require the use of the properties as low and moderate income housing. The process requires the HCIDLA to go to Council twice, and to first offer the properties for sale to other City departments even though the departments could not use the properties since they are restricted for low and moderate income housing. The proposed Ordinance streamlines the process. The City Attorney's representative recommended approval of the Ordinance with the concurrence of the CAO and HCIDLA

The Committee Chair expressed concern that the Ordinance did not include a formal procedure for the HCIDLA to notify Councilmembers prior to the sale of a property within their districts. Although the HCIDLA representative noted that the HCIDLA has traditionally notified Council Offices of such sales in addition to the Department's official transmittal to Council, the Committee Chair moved to request that the City Attorney revise the Ordinance to codify a Council Office notification procedure.

After consideration, and after having provided an opportunity for public comment, the Committee Chair and Member approved the Ordinance as amended to request the City Attorney to add the Council Office notification procedure and to provide the revised Ordinance at the time this matter is scheduled for Council. The City Attorney subsequently presented the revised report and Ordinance dated May 30, 2014 which is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
FUENTES:	ABSENT
WESSON:	ABSENT
BUSCAINO:	ABSENT
PRICE:	YES

REW  
4/29/14  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**