

HOUSING COMMITTEE REPORT relative to the resources necessary for the Los Angeles Housing and Community Investment Department (HCIDLA) to monitor covenants and compliance with requirements for affordable housing units.

Recommendation for Council action:

INSTRUCT the HCIDLA to report within 30 days to the Housing Committee regarding:

- a. The resources necessary to monitor the covenants in place for affordable housing, if they comply with income levels of the tenants, and assurances that Americans with Disabilities Act (ADA) accessible units are being made available to those with needs.
- b. Recommendations to be included in the City's legislative program to change the requirements and close loopholes used to improperly move into affordable housing units.

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

Community Impact Statement: None submitted.

SUMMARY

At a regular meeting held on October 8, 2014, the Housing Committee considered an Adopted Budget Recommendation (pursuant to adoption of the Mayor's 2014-15 Budget on May 21, 2014) relative to an instruction to the HCIDLA to report to the Housing Committee on the resources necessary for the HCIDLA to monitor affordable housing covenants, income requirements, and availability of ADA accessible units; and an instruction to the HCIDLA to make recommendations to be included in the City's legislative program regarding affordable housing unit requirements.

The HCIDLA General Manager provided a brief overview of the matter and responded to related questions from the Committee. During discussion of this matter, the General Manager reported that HCIDLA intends to report back through the upcoming budget process relative to the resources (staffing and funding) needed to monitor the additional 23,000 affordable housing covenants inherited from the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) upon its dissolution. However, in the interim, the HCIDLA will report to the Committee within 30 days regarding the necessary resources.

Additionally, the HCIDLA General Manager reported that the HCIDLA is currently working closely with the City Attorney on recommendations to ensure affordable housing units are occupied by those who meet need and income requirements. One recommendation pertains to verification of income for students applying for affordable housing by adding language to require the students to disclose whether they are being claimed as a dependent for tax purposes by someone else and to provide that person's tax returns. Other recommendations include enhancing enforcement of property owners that do not cooperate or comply with the covenants. The HCIDLA will include these and other recommendations in its report to the Committee.

After providing an opportunity for public comment, the Committee approved the 2014-15 Adopted Budget Recommendation as amended to instruct the HCIDLA to report within 30 days. This matter is now forwarded to the Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

MEMBER VOTE

CEDILLO: YES

FUENTES: ABSENT

PRICE: YES

REW
10/16/14
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-NOT OFFICIAL UNTIL COUNCIL ACTS-