

The City of Los Angeles can no longer be complacent on earthquake safety. As stated in the recent report commissioned by Mayor Eric Garcetti "*Resilience by Design*", it is not if the 'big one' will hit but a matter of when. If we know this to be the case we must be proactive to ensure not only the immediate safety of the constituents of Los Angeles, but the future economic vitality of the City as a whole.

The most obvious threat from earthquakes is physical damage to vulnerable buildings. Soft story and concrete buildings built before the implementation of Los Angeles' 1976 revision of the building code pose a significant risk to life in strong earthquake shaking.

In Southern California, many soft-first-story buildings are apartment complexes with tuck-under parking. This type of building was built extensively beginning in the 1960s, in light of the growing need for parking spaces. This structure type includes the Northridge Meadows apartment building that collapsed during the 1994 earthquake and killed 16 people

Currently, there are more than 29,000 wood-frame apartment buildings with five or more units built prior to 1978 (the year that California adopted the 1976 Uniform Building Code) in the City of Los Angeles, and over 15,000 of these are estimated to be soft-first-story buildings. All of them are subject to the rent-stabilization ordinance. The loss of these rent-stabilized buildings in a big earthquake would **eliminate a large amount of affordable housing in Los Angeles.**

During a time when the City of Los Angeles continues to struggle to invest in its affordable housing stock, much due to the lack of available funding for the affordable housing trust fund; **we cannot afford to lose a large amount of affordable units in a catastrophic event such as an earthquake.**

Soft-first-story buildings house many low-income residents with fewer options for recovery, leaving many displaced from their homes to seek shelter. Taking these various concerns into mind, **there is an urgent need to invest in retrofitting our soft story buildings to prevent the potential loss of thousands of affordable units** in the City and its devastating impact to the economy.

Non-ductile reinforced concrete buildings, also used as apartment complexes, pose a similar threat to tenants and to Los Angeles affordable housing stock. Following a major earthquake, significant damage to this type of building presents immediate safety concerns to the public and a long-term or even permanent economic disruption to our communities.

The *Resiliency by Design* report recommends implementing mandatory retrofit standards for soft story buildings and concrete buildings. The urgency to mandate retrofits exists as outlined per this motion, but there are also concerns from those who may be financially impacted by these requirements.

I THEREFORE MOVE for the City Council to instruct the Housing and Community Investment Department (HCID) to report to the Council's Housing Committee on the potential cost to tenants and landlords from said recommendations in the Mayor's *Resilience by Design* report; and any funding strategies to help alleviate the cost of potential retrofit mandates.

I FURTHERMOVE for the City Council to request the City Attorney to work with HCID and any relevant departments to draft language to mandate retrofits of soft story and concrete buildings within the City of Los Angeles.

PRESENTED BY:


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SECONDED BY:





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