

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: April 28, 2017

TO: Honorable Members of the Rules, Elections, Intergovernmental Relations and
Neighborhoods Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Council File No: 17-0002-S53
Assignment No: 17-04-0456

SUBJECT: Resolution (Koretz-Cedillo) to SUPPORT AB 1137 (Maienschein)

CLA RECOMMENDATION: Adopt Resolution (Koretz-Cedillo) to include in the City's 2017-18 State Legislative Program, SUPPORT for AB 1137 (Maienschein), the Pet Friendly Housing Act of 2017, which requires the Department of Housing and Community Development to require each housing development to authorize a resident of the housing development to own or maintain one or more common household pets within their dwelling unit.

SUMMARY

Resolution (Koretz-Cedillo), introduced April 19, 2017, supports AB 1137, which would require the Department of Housing and Community Development to require each housing development that is financed on or after January 1, 2018, to authorize a resident of the housing development to own or otherwise maintain one or more common household pets within the resident's dwelling unit. The Resolution notes that rising housing costs in California affects people in a variety of ways, one of which is the growing impact of having to choose between keeping their household companion animals and a roof over their head. The Resolution further states that companion animals are widely recognized as having positive impacts on humans at nearly every stage and for every condition of life. Lastly, the Resolution states that AB 1137 could generate up to 6,000 pet-friendly units per year in California.

BACKGROUND

The high cost of housing in California affects people in many ways, and one of the unintended consequences is an increasingly narrow set of rental options for pet owners. Local animal protection agencies will occasionally undertake programs in conjunction with local and national animal welfare organizations to help families try to avoid relinquishing their animals. Furthermore, the lack of so-called "pet friendly" housing options is regularly given by 15-20% of people as a reason they must surrender their animals to local shelters.

Companion animals are widely recognized as having positive impacts on humans, and the City Council has recognized this by commissioning the Department of Animal Services and Housing and Community Investment Department to explore possible methods of expanding the inventory of pet-friendly rental housing. The proposed legislation also helps align California's Housing and Community Development Department affordable housing finance mechanisms with those of the

federal Housing and Urban Development policies by mandating that publicly funded housing units must allow companion animals to live in them.

Departments Notified

Animal Services

BILL STATUS

2/17/17	Introduced
3/27/17	Referred to Committee on Housing and Community Development
3/29/17	Re-referred to Committee on Housing and Community Development
4/20/17	Amended
4/24/17	Re-referred to Committee on Appropriations



Henry Flatt
Analyst

Attachment: 1. Resolution (Koretz-Cedillo)
2. AB 1137 (Maienschein)

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations or policies proposed or pending before a local, state or federal governmental body or agency must first have been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, the high cost of housing in California affects people in a wide variety of negative ways, one of which is the growing impact of having to choose between keeping their household companion animals and keeping a roof over their head; and

WHEREAS, the rise in foreclosures and evictions since 2008 has placed additional stress on the rental housing market; and

WHEREAS, local animal agencies sometimes undertake programs in conjunction with local and national animal welfare organizations to help families try to avoid relinquishing their animals and the lack of so-called "pet friendly" housing options is regularly given by 15-20% of people as a reason they must surrender their animals to local shelters; and

WHEREAS, companion animals are widely recognized as having positive impacts on humans at nearly every stage and for every condition of life; and

WHEREAS, such benefits could be realized by more residents of California by expanding the number of housing options for personas and families with companion animals; and

WHEREAS, the City Council previously has recognized this by commissioning the Animal Services and Housing and Community Investment departments to explore ways to expand the inventory of pet-friendly rental housing (CF 15-0843); and

WHEREAS, AB 1137 (Maienschein) proposes to align the state of California's Housing and Community Development Department affordable housing finance mechanisms with those of the federal Housing and Urban Development policies mandating that housing units incorporating public funding in their financing packages must allow companion animals to live in them; and

WHEREAS, this could generate up to 6,000 pet-friendly units per year in the state.

NOW, THEREFORE, BE IT RESOLVED, THAT, with the concurrence of the Mayor, by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-2018 State Legislative Program support for AB 1137.

PRESENTED BY: _____

PAUL KORETZ
Councilmember, Fifth District

SECONDED BY: _____

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