

MOTION HOMELESSNESS AND POVERTY

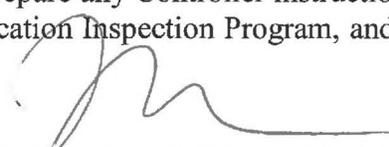
The City Attorney's Citywide Nuisance Abatement Program obtained a judgement on September 28, 2016 against the property owners at 1847-1849 1/2 W. Florence Avenue for not taking action to end serious criminal and gang activity at the property. The owners had until January 4, 2017 to implement remediation measures to avoid court ordered closure of the property and failed to do so. The court order requires that all residents move out by April 4, 2017. The property contains 8 apartment units, some of whose occupants are not associated with the criminal activity and are eligible for relocation assistance. As with any relocation assistance order, the Housing and Community Investment Department (HCID) first seeks to have the owner comply by making the required payments. Failing that, the City may advance the relocation and place a lien on the property. Considering the imminent order, disruption to residents through no fault of their own, and non-payment by the property owner, the City should advance relocation benefits. The current relocation benefit ranges from \$7,900 to \$19,700 per tenancy depending upon the length of tenancy (under or over three years) and whether the tenancy includes a senior resident (62 years of age or older), disabled resident, minor under the age of 18 who is a legal dependent of another resident, and/or total income levels below 80 percent of federal low-income guidelines.

HCID has determined that the total relocation assistance amount is \$99,600. HCID reports that no department funds are available to provide this relocation assistance. Should the City not provide relocation assistance, there is a risk that the affected tenants could become homeless. Sufficient funding has been identified in the Los Angeles Homeless Services Authority (LASHA) FY 2015-16 General Fund account to provide the relocation benefits.

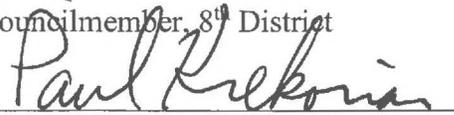
I THEREFORE MOVE that the City Council, subject to the approval of the Mayor, authorize the Housing and Community Investment Department (HCID) to take the following actions:

1. Amend City Contract No. C-126258 to reprogram a total of \$99,600 of unspent FY 2015-16 City homeless program General Funds, previously approved for use by the Los Angeles Homeless Services Authority (LASHA), to be used to provide relocation assistance to eligible tenants of 1847-1849 1/2 W. Florence Avenue.
2. Prepare any Controller instructions that may be necessary and make any technical corrections and/or changes that may be required to effectuate the intent of this Motion subject to the approval of the Chief Legislative Analyst, and authorize the Controller to implement these instructions.
3. Bill the property owner for all relocation benefits advanced as specified in Section 17975.5 of the California Health and Safety Code and all direct and indirect costs and benefit advancement, and record a lien against the property.
 - a. In the event of non-payment, request the City Attorney to collect all such relocation amounts advanced by the City, plus all applicable penalties and administrative costs from the owner of the property.
 - b. In the event of payment, direct HCID to prepare any Controller instructions that may be necessary to deposit said funds into the Tenant Relocation Inspection Program, and authorize the Controller to implement these instructions.

PRESENTED BY:


MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY:




CITY CLERK

FEB 28 2017

ORIGINAL