

# HOUSING

## MOTION

The City Attorney's Citywide Nuisance Abatement Program obtained a judgement on September 28, 2016 against the property owners at 1847-1849 ½ W. Florence Avenue for not taking action to end serious criminal and gang activity at the property. There were four controlled drug buys at the Property conducted by LAPD in a five-month period between October 2015 and February 2016, the execution of two search warrants and multiple arrests. 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 is less than 400 feet from Horace Mann Junior High School, a half mile from 74<sup>th</sup> Street Elementary School and Hyde Park Branch Public Library, and within one mile of several churches.

The property contains 8 apartment units, some of whose occupants are not associated with the criminal activity and should be provided relocation assistance. As with any relocation assistance order, the Los Angeles Housing and Community Investment Department (HCIDLA) 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 and the disruption to residents through no fault of their own, the City should be prepared to meet the relocation needs of the tenants if the owner fails to comply with any applicable order.

Los Angeles Municipal Code (LAMC) Section 163.00 et seq. provides tenants who are displaced or subject to displacement from a residential unit as a result of an Order to Vacate pay relocation benefits. These benefits are payable by the property owner within ten days from the date of the vacate order, or at least 20 days prior to the vacation date set forth in the order. The current relocation benefit amounts range 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.

HCIDLA has determined that the total relocation assistance amount that the affected tenants qualify for at the property is \$99,600. As of February 23, 2017, the owners have failed to provide tenant relocation benefits to the affected tenants. LAMC Section 163.03(D) allows the City to advance relocation assistance directly to tenants when the owner fails to timely comply with payment of relocation benefits. As recourse, the City may also take action to collect such funds advanced, plus applicable administrative costs from the owner through a lien secured against the property. HCIDLA reports that no department funds are available to provide this relocation assistance. The Chief Legislative Analyst and City Administrative Officer should be directed to find available funds to make these relocation payments.

I THEREFORE MOVE that the City Council direct the Chief Legislative Analyst (CLA) and City Administrative Officer (CAO) to find available funds to provide relocation assistance in the amount of \$99,600 to eligible tenants of 1847-1849 ½ W. Florence Avenue.

FEB 24 2017  


I FURTHER MOVE that the General Manager of the Los Angeles Housing and Community Investment Department, or designee, be directed to:

- a. 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 City Administrative officer, and authorize the Controller to implement these instructions.
  - b. 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.
2. 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.



PRESENTED BY:

MARQUEECE HARRIS-DAWSON  
Councilmember, 8<sup>th</sup> District

ORIGINAL



SECONDED BY: