

HOUSING

MOTION

Los Angeles residents continue to struggle with the high cost of housing. According to a recent report by the UCLA Anderson School of Management, Los Angeles is the most unaffordable city in the United States for both renters and buyers. The City is addressing the crisis in many ways, from streamlining the development process to generating new sources of revenue to fund the development of affordable housing. Still, every effort must be taken to reduce the impediments to the development of new housing opportunities in the City.

To facilitate the construction of affordable housing, the City should evaluate its procedure for property acquisition, management, and disposition. The Housing and Community Investment Department (HCID) is not currently authorized to receive or dispose of property for the purpose of developing housing, with the exception of foreclosed properties. As the City's expert in the development of affordable housing, HCID is charged with financing hundreds of units every year. The complicated process for receiving and disposing of property, however, slows down the City's ability to build the units needed to resolve the housing crisis.

Four years ago, the City created the Economic and Workforce Development Department (EWDD). At that time, the Council adopted an ordinance that allows EWDD to receive and dispose of property for economic development purposes to ensure that the Department has an efficient way to help develop new economic opportunities in the City. A similar approach is needed to allow HCID to acquire, receive, manage, convey, dispose, and develop property for housing development purposes, including for lease or sale as appropriate. Further, HCID should develop a policy regarding property disposition, for Council consideration and approval, and report on current property issues.

I THEREFORE MOVE that the City Council REQUEST the City Attorney prepare and present an ordinance that would authorize the Housing and Community Investment Department (HCID) to acquire, receive, manage, convey, dispose, and develop property from any source for the purpose of developing housing and dispose of property within its control for the development of housing with approval of Council; and

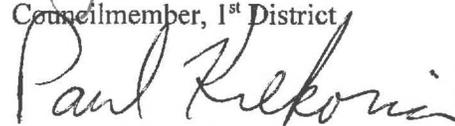
I FURTHER MOVE that the City Council INSTRUCT the HCID, with assistance of the City Attorney, City Administrative Officer, and Chief Legislative Analyst, to prepare for Council approval a "Property Disposition Policy for Housing Opportunity Sites" for consideration concurrently with the ordinance to implement this program to allow HCID to acquire, receive, manage, convey, dispose, and develop property for housing development purposes; and

I FURTHER MOVE that the City Council INSTRUCT the HCID to provide a report that identifies the properties that they currently have in process for disposition in order that Council has a better understanding of time constraints and possibly priority ranking; and HCID's capacity and staffing needs to meet the demands of this new program, including identification of funding sources if needed.

PRESENTED BY:


GILBERT CEDILLO
Councilmember, 1st District

SECONDED BY:



AUG - 2 2017



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