

MOTION

On December 29, 2018, Ordinance No. 185927 (Council File No 17-1054) became effective, establishing the South Los Angeles Community Plan Implementation Overlay District (South Los Angeles CPIO District). The boundaries of the South Los Angeles CPIO District are identical to the boundaries of the South Los Angeles Community Plan Area (Community Plan Area), as adopted on November 22, 2017 (Council File No. 17-1054).

Among the purposes of the South Los Angeles CPIO District are to implement the goals and policies of the South Los Angeles Community Plan, and promote the overall health and sustainability of the community that reside, work, and recreate in the Community Plan Area.

Since its implementation, there continues to be a loss of affordable housing within the boundaries of the South Los Angeles CPIO District due to increased development activity and rising housing costs. As such, community members and other civic stakeholders are seeking to ensure that residents, especially low-income households, are able to remain stably housed in the community and not be rent burdened as a result of no-fault evictions.

Most multifamily properties in the South Los Angeles CPIO District are subject to the City's Rent Stabilization Ordinance which in the event of no-fault evictions, requires the filing of a "Landlord Declaration of Intent to Evict" with the Los Angeles Housing Department and payment of relocation assistance to tenants prior to eviction. Under Senate Bill (SB) 330 (the Housing Crisis Act of 2019) as amended by SB 8, existing low-income occupants are required to receive relocation assistance and a right to return to the new development. However, there is concern that the current amounts of relocation benefits may be insufficient to allow existing low-income households to remain in the area and to avoid such households from becoming overly rent burdened when forced to find replacement housing or while waiting to exercise their right to return.

At this time, it is essential that the City obtain a report with recommendations relative to the establishment of a relocation benefit specific to the South Los Angeles CPIO District to ensure that impacted residents can remain in the community while they wait for replacement housing under right of first refusal projections under SB 330/SB 8, or elect to permanently occupy a comparable rental unit. The enhanced relocation benefit should account for the following factors:

1. Existing average rents for rental units in the South Los Angeles CPIO District
2. Difference in rent in the South Los Angeles CPIO District for tenants impacted by no-fault evictions should they remain in the District Boundaries
3. Prospective changes in the Consumer Price Index (CPI) that would result in higher housing costs for impacted tenants

The resulting report should propose a South Los Angeles CPIO District relocation benefit that will be adopted as part of proposed technical revisions currently in development. The City is currently working with BAE Urban Economics on a related study and their current work program could be supplemented to prepare this much needed analysis.

I THEREFORE MOVE that Council, subject to the approval of the Mayor:

1. Instruct the Los Angeles Housing Department (LAHD), in consultation with the City Attorney and BAE Urban Economics Inc., to prepare a report to provide enhanced relocation benefits in the South Los Angeles CPIO District;
2. Authorize the Controller's Office to establish and appropriate to a new account entitled "Technical Services" in the amount of \$10,000 within the Affordable Housing Trust Fund No. 44G/43 from the available cash balance of the Affordable Housing Trust Fund;
3. Instruct and authorize LAHD to amend the existing contract with BAE Urban Economics Inc. (C-135654) for the amount of \$10,000 and extend the end date to January 31, 2024, to conduct this study; and
4. Authorize the LAHD to make any technical corrections or clarifications to the above fund transfer instructions in order to effectuate the intent of this Motion, including any corrections and changes to fund or account numbers.

PRESENTED BY:



MARQUEECE HARRIS-DAWSON
Councilmember, 8th District

SECONDED BY:



ORIGINAL

