

HOUSING COMMITTEE REPORT relative to amending the Los Angeles Municipal Code (LAMC) to remove the exemption from the City Housing Code enforcement for properties that are owned, operated, or managed by State governmental agencies.

Recommendation for Council action, pursuant to Motion (Huizar - Harris-Dawson):

INSTRUCT the Los Angeles Housing and Community Investment Department, with the assistance of the City Attorney and Department of Building and Safety, to report on the feasibility of amending LAMC Section 161.301(5) to remove the exemption from the City Housing Code enforcement for properties that are owned, operated, or managed by State governmental agencies.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On June 12, 2019, your Committee considered a Motion (Huizar - Harris-Dawson) relative to amending LAMC Section 161.301(5) to remove the exemption from the City Housing Code enforcement for properties that are owned, operated, or managed by State governmental agencies. According to the Motion, LAMC Section 161.301 provides for the scope of housing regulations and for exemptions to those regulations. These exemptions include owner occupied units, hotels, condos, educational institutions, hospitals or other facilities, housing accommodations which are owned/managed/operated by governmental entities, and mobile homes. Conversely Section 17980.7(f) of the State Health and Safety Code defines the term "owner" in the context of State housing regulations as "including any public entity that owns residential real property." The California Department of Transportation (Caltrans) seized numerous properties through eminent domain in preparation for an expansion of the 710 freeway, the construction of which has since been abandoned. These properties include residential units, and many former owners of those properties have been renting these properties subsequent to seizure by Caltrans. As these residences are owned by Caltrans, a State agency, they are exempt from housing code regulation and enforcement by the City of Los Angeles. This has left occupants without the full protections of the City's housing regulations. It is important to understand what City protections can and cannot be enforced under the current law. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion as detailed in the above recommendation. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOUSING COMMITTEE

A handwritten signature in black ink, appearing to read "Gil Cedillo". The signature is written in a cursive, flowing style with a long, sweeping underline that loops back under the name.

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	YES
HARRIS-DAWSON:	ABSENT

ARL  
6/12/19

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**