

MOTION

On January 10, 2023, Council requested the City Attorney to prepare and present an ordinance that will make various amendments to the South Los Angeles Community Plan Implementation Overlay (CPIO) intended to address displacement and the preservation of affordable housing (Council File No. 20-1265-S1). Those amendments are an important first step and should be implemented as soon as possible. However, more can and should be done to strengthen tenant protections and prevent displacement in the CPIO area.

I THEREFORE MOVE that the Council request the City Attorney to incorporate the following additional recommendations to the amendments of the South Los Angeles Community Plan Implementation Overlay Ordinance requested by the Council (CF 20-1265-S1) on January 10, 2023, as follows:

- 1) Add a requirement that developers notify tenants in buildings to be demolished of their legal rights under the CPIO, including their right to return to a new unit at an affordable rent, the rent guidelines for the new project, and any procedures the tenant will need to follow in order to claim an affordable unit.
- 2) Add specific requirements for how long a developer must hold open a replacement unit for a displaced tenant and establish notification procedures to advise the tenant when the new unit is ready.
- 3) Add a requirement that a developer who is found to have committed unlawful tenant harassment or illegally evicted a tenant loses the right to a demolition permit for five years.
- 4) Add a private right of action to enforce all provisions of Section V-1 of the CPIO, which shall include civil penalties, treble damages in certain circumstances, and mandatory attorneys' fees for a prevailing plaintiff. This right to bring a civil action shall extend to current and former tenants at a property, as well as the city itself.
- 5) Explore and propose adding to the CPIO additional protections for tenants in the case of demolition, including but not limited to expanding the location where requirements for replacement units apply and eliminating exemptions to right of return to replacement units.

PRESENTED BY:



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SECONDED BY:



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