

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative to preserving expiring affordable housing covenants, outreach and support for residents, identifying resources and prioritizing a preservation program.

Recommendations for Council action:

1. APPROVE the Preservation Program recommendations summarized in the Term Sheet contained in the Los Angeles Housing Department (LAHD) report dated March 14, 2023, attached to Council file No. 23-0311.
2. AUTHORIZE the General Manager, LAHD, or designee, to:
 - a. Conduct stakeholder outreach and issue a Notice of Funding Availability, based on the proposed program terms contained in the LAHD report dated March 14, 2023, attached to the Council file.
 - b. Solicit applications based on funds that are currently available as summarized in the LAHD report dated March 14, 2023, attached to the Council file, review the applications and submit recommendations to the Mayor and City Council for consideration and approval.
3. INSTRUCT the LAHD, with support from any other relevant departments, to report within 90 days with:
 - a. Recommendations for how best to prioritize units based on a clear set of criteria; steps taken when landlords are found to be non-compliant with affordability regulations; strategies to bring buildings and owners into compliance; current protocols for outreach to all tenants in buildings with covenants that will expire in the next five years and recommendations for changes to outcomes and outreach efforts as needed.
 - b. Strategies to preserve the total stock of covenanted affordable units in the City, including but not limited to recommendations that incentivize owners to extend their covenants; opportunities to incorporate Measure ULA dollars for preservation efforts; and policies such as a tenant opportunity to purchase act and/or a first right of refusal/first offer of sale program for non-traditional, community-based developers, such as community land trusts, and public agencies to purchase these properties.
 - c. The Financial resources needed to support this effort to preserve the full inventory of 193 properties, totaling 5,929 units, at risk of expiring within approximately the next five years from July 1, 2022 through December 31, 2027.

Fiscal Impact Statement: The LAHD states that there is no impact to the General Fund. All funds will be derived from the Housing Impact Trust Fund derived from Linkage Fees; and Permanent Local Housing Allocation funds.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on June 21, 2023, your Housing and Homelessness Committee considered a LAHD report relative to preserving expiring affordable housing covenants, outreach and support for residents, identifying resources and prioritizing a preservation program.

After an opportunity for public comment was held, the Committee recommended to move forward the recommendations contained in the LAHD report, as detailed above, as amended. This matter is now

submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
HARRIS-DAWSON:	YES
RODRIGUEZ:	ABSENT
LEE:	YES

LV 6.21.23

-NOT OFFICIAL UNTIL COUNCIL ACTS-