

HOUSING

TO CITY CLERK FOR PLACEMENT ON NEXT
REGULAR COUNCIL AGENDA TO BE POSTED

#58

MOTION

In order to address the homelessness and housing affordability crisis across the City of Los Angeles (City), the City both subsidizes the development of supportive housing units, and through various planning programs, incentivizes the private sector to create affordable units.

Specifically, from its inception in 2017, through March 2021, the Transit Oriented Communities program has generated 34,672 units of housing, including 7,188 units of affordable housing. Moreover, 35,243 units of housing have been added to the development pipeline through the Density Bonus program, including 6,895 units of affordable housing from 2015 through March 2021. The City's Housing and Community Investment Department determines the income requirements and the maximum possible rents for the affordable units entitled through these programs, which are guaranteed by way of a land covenant. Overall, the Housing and Community Investment Department monitors compliance with affordability levels for over 45,000 covenanted units.

It is important that previous residents who were displaced during the redevelopment process have an opportunity to rent new units on the site of their previous unit. In addition, the surrounding communities in which these developments are located should have a clear and straightforward understanding of how to apply to live in these units.

Developers who build city-subsidized affordable housing are required to list their available units on the City's publicly accessible website, lahousing.lacity.org, but there is no requirement for private sector developers to list affordable units which are covenanted as a requirement of the Transit Oriented Communities or Density Bonus programs. The City should revise this practice and require that all affordable housing units subject to covenants be listed on lahousing.lacity.org and on any other website that advertises the property. Affordable units shall not be excluded from general listings that otherwise advertise available units.

I THEREFORE MOVE that the Director of the Housing and Community Investment Department, in coordination with the City Attorney, amend the Affirmative Marketing Plan requirements of the Property Management Plan for affordable units covenanted by the City of Los Angeles to:

- 1) Require that the status and availability of units be made easily accessible by the public, including on the developer's property website, and by listing available covenanted units on the City's lahousing.lacity.org website, and
- 2) Require that there is an open process to apply for the units.

PRESENTED BY: 

MARK RIDLEY-THOMAS
Councilmember, 10th District


SECONDED BY: 

ORIGINAL