

MOTION

The City of Los Angeles continues to experience an affordable housing crisis, with housing unaffordable and often unavailable for the many Angelenos who need an affordable place to call home. To address this crisis, the City is investing millions of local, state, and federal dollars in building affordable housing for lower income residents, and supportive and interim housing for unhoused residents. Establishing a local preference policy would help to ensure that City residents are served by the housing that is being built with City investment.

Localities that wish to apply a local preference to the tenant selection policies of projects that receive federal or state funding directly or indirectly through Section 8 rental vouchers, must obtain approval of the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development. The HUD regulations outline the criteria to be used in evaluating such policies: (1) the City must be able to demonstrate that there will be no disparate impact on a protected class of the application of the policy; (2) the policy may provide a preference for local applicants but not a requirement that all applicants be from the locality; (3) the preference must be provided to residents of the locality regardless of the length of tenure in the locality; and (4) units cannot be held vacant if only non-resident applicants are available. In addition, local preference policies must incorporate other approved preferences such as use of accessible units by tenants who need accessibility features, or priority for specific groups such as veterans, survivors of domestic violence, or youth.

To ensure that we provide housing critically needed by low income and unhoused Angelenos, the City should propose a local preference policy applicable to the Coordinated Entry System (CES) and non-CES-based housing that can secure HUD approval. If approved, the City would require that property owners include a local residency preference in the tenant selection plans that are part of the required Affirmative Marketing Plans, in addition to fulfilling other approved preferences.

I THEREFORE MOVE that the Los Angeles Housing Department work with the applicable federal and state agencies to prepare a local preference policy for subsidized affordable housing units and supportive housing units that do not utilize the Coordinated Entry System for tenant selection and lease up, and report back within sixty days.

I FURTHER MOVE that the Los Angeles Housing Department work with the Housing Authority of the City of Los Angeles (HACLA) and the Los Angeles Homeless Services Authority (LAHSA) to prepare a local preference policy for affordable housing units and subsidized housing units that utilize the Coordinated Entry System (CES) for tenant selection and lease up, and report back within ninety days.

I FURTHER MOVE that the Los Angeles Housing Department work in coordination with Los Angeles Homeless Services Authority to report on the feasibility of preparing a local preference policy for interim housing beds receiving City Funding, and report back within ninety days.

PRESENTED BY:


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SECONDED BY:



ORIGINAL

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