

MOTION

Due to recent programs such as Transit Oriented Communities and Density Bonus, newly covenanted affordable housing units are being delivered across the city in larger mixed-income buildings. While there are legal and programmatic requirements in terms of rental rates and the length of the affordability covenants, the process of informing potential tenants of unit availability and tenant selection remain opaque.

There is a clear need for the City to contemplate how these units can support easing the twin crises of homelessness and economic insecurity. Whether facilitating partnerships between developers and service providers to identify low-acuity People Experiencing Homelessness ("PEH") who meet the Area Median Income (AMI) levels with little or no rental subsidy, or actively engaging local workers — particularly those who are employed by the City — to ensure those who work in Los Angeles can find an affordable home here, there are potential avenues by which the City can increase the positive impacts of these new units.

**I THEREFORE MOVE** that the City Council direct the Los Angeles Housing Department (LAHD), with assistance from the Department of City Planning (DCP), report back in 90 days on the procedures governing the marketing and tenant selection for newly constructed covenanted affordable housing units in unsubsidized, mixed income projects created through Transit Oriented Communities (TOC), Density Bonus and similar programs, the extent of city oversight of these processes, and what if any changes will be necessitated by the roll out of the Comprehensive Online Affordable Housing Search System as directed by Council File 23-0426 (Raman - Harris-Dawson);

**I FURTHER MOVE** that the City Council direct the City Administrative Officer (CAO), with assistance from LAHD, DCP, the City Attorney's Office, and the Los Angeles Homeless Services Authority (LAHSA), and with requested input from the Service Planning Area (SPA) lead service homeless agencies, report back in 90 days on the feasibility of prioritizing newly constructed covenanted affordable housing units in unsubsidized, mixed income projects for low-acuity PEH via partnerships with service providers or LAHSA, early marketing, master leasing arrangements, or other potential programs;

**I FURTHER MOVE** that the City Council additionally direct the CAO, with assistance from LAHD, DCP, and the City Attorney's Office, report back in 90 days on the feasibility of prioritizing newly constructed covenanted affordable housing units in unsubsidized, mixed income projects for workers whose employment is either with the City of Los Angeles or is located within the city boundaries, including, but not limited to, unionized service workers.

PRESENTED BY:   
Katy Yaroslavsky  
Councilwoman, 5th District

  
Nithya Raman  
Councilmember, 4th District

SECONDED BY: 

ORIGINAL

PK

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