HOUSING

MOTION

California Health and Safety Code Section 50519(a) recognizes substantial need for decent housing among very low and low income individuals and the importance of residential hotels which are often the only housing affordable to these individuals. Los Angeles Municipal Code Section 47.73(S) defines a residential hotel as a building containing six or more guest rooms or efficiency units intended, designed or used for sleeping accommodations that serve as the guests' primary residence. To preserve this form of housing, the City adopted the Residential Hotel Unit Conversion and Demolition Ordinance (Ordinances No. 179868; 180175; 180867), CF 08-0644. Properties subject to the ordinance require an approved Application for Clearance from the Los Angeles Housing Department (LAHD) before the City may approve a residential hotel's conversion or demolition.

According to LAHD, there are over 18,000 residential hotel units citywide, many of which are located in the Skid Row neighborhood in Council District 14. Although the City has taken significant steps to protect these units, rising cost of insurance, lack of dedicated operational subsidies, and accumulated maintenance and building service needs have placed substantial financial pressure on property owners. These challenges inevitably affect building conditions, essential services and residents' ability to safely and peacefully remain in their homes.

Recent concerns about financial distress at properties owned and operated by the Single Room Occupancy Housing Corporation (SRO Housing Corp), one of the largest residential hotel providers, underscore the need for a coordinated preservation strategy. The concerns follow the collapse of the non-profit, Skid Row Housing Trust, which placed thousands of deeply affordable housing units at risk. Stabilizing these properties and preserving their long-term affordability are critical to protecting residents from displacement and preventing homelessness.

I THEREFORE MOVE that the Council instruct the Los Angeles Housing Department (LAHD), in collaboration with Council District 14, Housing Authority of the City of Los Angeles, and the Southern California Association of Non Profit Housing, to report within 120 days, on a strategy to stabilize and preserve all Single Room Occupancy units located in Downtown Los Angeles that are subject to the City's Residential Hotel Ordinance and the Development Guidelines for Residential Hotels in the City Center and Central Industrial Redevelopment Project areas.

I FURTHER MOVE that the Council instruct LAHD, in consultation with the City Attorney, to report on the feasibility of entering into a sole-source contract with a qualified consultant to support the development of the preservation strategy with potential funding options, including but not limited to, Los Angeles County Affordable Housing Solutions Agency funds.

PRESENTED BY: _____
YSABEL JURADO
Councilmember, 14th District

SECONDED BY: _____

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