

Title: Discussion / Westside Regional Alliance of Councils Resolution re Housing and Community Investment Department (HCID) administration re affordable housing units associated with density-bonus development projects.
Item No. 5
Meeting date: 2019-04-16
Agendized by: Patricia Lyon, PLUC Chair
Contact person: Patricia Lyon, PLUC Chair Phone number:
Committee Vote (if appropriate): Support 6-0-0
Does this item have a fiscal impact on the Neighborhood Council? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Additional documents attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**RECOMMENDATION:** Propose an easily-implemented trigger for High Density (SB1818 and TOC) buildings that guarantees developers are properly registering their affordable units with LA’s Housing and Community Investment Department (HCID)—the first step to ensuring new affordable units are correctly documented, listed by HCID, and tenant income qualification is routinely confirmed.

**BACKGROUND:** First presentation at PLUC. Based on continuing concern regarding HCID’s administration of affordable housing units (registration, recording of covenants upon occupancy, public listings, and occupant compliance auditing) review approved motion (2019 April 7) by WRAC and consider supporting with NCWP motion.

**DISCUSSION:**

- WRAC motion is specific response to report from City Controller that PLUC secretary was not able to find and circulate (not on Controller’s website). Therefore, Committee not willing to replicate the WRAC motion in an NCWP motion.
- However, noted the spirit of the WRAC motion is a good one: taking a strong position that the Housing and Community Investment Department (HCID) have a published method for managing the affordable units made possible through Density Bonus housing development projects (SB1818 and TOC). Specifically: registration of affordable units, verification that residents of said units are income qualified, and complete accurate listings of the affordable units in total (built, available to rent, not available to rent.)
- Discussion cited general concern that developers will be unreliable about affordable unit registration with HCID because it’s not in their interest to comply.
- Committee discussion—with input from CD11 Senior Planning Director Len Nguyen—brainstormed an easily implemented “trigger” event during a Density Bonus building project that would guarantee affordable units where properly registered with HCID.
- Proposed solution: when LADBS issues a temporary Certificate of Occupancy on a Density Bonus building, that triggers an alert to HCID to document the

available units. And only when HCID issues confirmation that new affordable units are properly registered in the HCID system does LADBS issue the permanent Certificate of Occupancy—thus, forcing Density Bonus project developers to engage with HCID prior to accepting tenant residents for the project.

**FISCAL ANALYSIS:**

N/A

**ATTACHMENTS:** Original Council Motion.

**MOTION:** Motion to request update to the city’s Density Bonus project Certificate of Occupancy procedure, with the goal of guaranteeing developers are registering new affordable units with the Housing and Community Investment Department (HCID).

Specific process amendment:

Step 1: LADBS issues a *temporary* Certificate of Occupancy on a Density Bonus project.

Step 2: LADBS informs HCID of this action.

Step 3: Developer registers newly available affordable units with HCID.

Step 4: LADBS issues the permanent Certificate of Occupancy only after HCID confirms affordable units are properly registered with the City.

[end]