

MOTION

In 2008, the City of Los Angeles adopted the Residential Hotel Unit Conversion and Demolition Ordinance (the "Ordinance"), codified at L.A.M.C. sections 47.70-47.89, to regulate the demolition and conversion of residential hotels, which are of particular importance to elderly, disabled and low-income residents. The Los Angeles Housing Department is assigned the responsibility for administering the ordinance, and providing annual reports to the Mayor and City Council.

The shortage of affordable housing in Los Angeles has only worsened in the fifteen years since the ordinance was adopted. When the Ordinance was adopted, the City had determined that there were more than 300 residential hotels with nearly 16,000 units. Recent media reports indicate that many of these residential hotels have been converted to tourist hotels, in apparent violation of the Ordinance.

At a time when there is an acute shortage of housing providers who will accept emergency or long-term housing vouchers, and the cost of constructing new subsidized housing has skyrocketed, the loss of residential hotel rooms to tourist units may be exacerbating our homelessness crisis.

For that reason, it is essential that the City take appropriate enforcement action against owners of residential hotel units that have been unlawfully converted to tourist units; identify and marshal the resources needed to properly administer and enforce the Ordinance; and update the Ordinance to enhance its effectiveness, including consideration of enhanced penalties and alternative enforcement mechanisms.

I THEREFORE MOVE that the Los Angeles Housing Department (LAHD) be instructed to report back within 60 days with information required by Los Angeles Municipal Code section 47.88, including:

1. Current data on the number of Residential Hotels and the number of Residential Units in each of the Residential Hotels in the City of Los Angeles;
2. Current data on the number of Residential Units Converted or Demolished pursuant to an approved application for clearance;
3. Current data on the number of Residential Units eliminated due to Demolition as a result of major fires, natural causes or accidents;
4. Current data on the number of 100% Residential properties that may be converted to short-term rentals;
5. Current data on the number of replacement housing units rehabilitated or constructed;
6. A summary of the enforcement efforts by all City agencies responsible for the administration of Residential Hotel Unit Conversion and Demolition Ordinance (Ordinance); and
7. A report on expenditures of monies in the Affordable Housing Trust Fund received pursuant to the provisions of the Ordinance.

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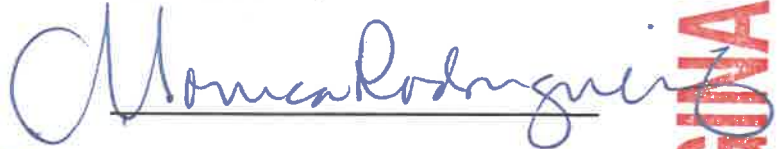
I FURTHER MOVE that LAHD, in coordination with the City Attorney, the Department of City Planning's Home Sharing Enforcement Unit, and the Department of Building and Safety, report back within 60 days regarding:

1. Actions being taken to enforce the Ordinance against residential hotels where residential units have been converted to tourist units;
2. Additional resources needed to fully enforce the Ordinance;
3. Potential sources of funding for administration and enforcement of the Ordinance, including the House LA Fund; and
4. Recommendations for modifying and strengthening the Ordinance, potentially including enhancement of penalties or establishing a private right of action to enforce its provisions.

PRESENTED BY:


Bob Blumenfield
Councilmember, 3rd District

SECONDED BY:





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