

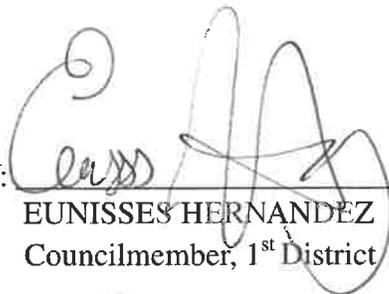
MOTION

The Hillside Villa Apartments is a 124-unit housing development located at 636 North Hill Place in the neighborhood of Chinatown. The apartments were completed in 1989 with funding from the Community Redevelopment Agency of the City of Los Angeles (CDA/LA). The loan agreement included a 30-year affordable housing covenant. The covenant has since expired, resulting in significant and prohibitive rent increases for the long-term tenants of the Hillside Villa Apartments.

In 2020, the City of Los Angeles initiated the process of acquiring the Hillside Villa Apartments to avoid the displacement of low-income tenants. In May 2022 (CF 21-0600-s101), the LA City Council voted unanimously to adopt recommendations from the Los Angeles Housing Department (LAHD) that included authorizing LAHD to obtain an appraisal of Hillside Villa Apartments and to negotiate a purchase and sale agreement with the goal of extending the affordability of units in the building.

Since then, nearly 17 months have passed. Meanwhile, hundreds of tenants at Hillside Villa Apartments - including dozens of low-income families and senior residents - are at-risk of losing their housing. Additionally, while in the midst of a homelessness state of emergency, there have been over 40,000 eviction notices issued in Los Angeles since January 2023, and there are about 6,000 units of affordable housing with covenants set to expire within the next 4 years. It is more important than ever that the City act urgently to keep low-income families from falling into homelessness and to preserve as much affordable housing as possible.

I THEREFORE MOVE that the Los Angeles Housing Department (LAHD) be instructed to report back within 30 days on the status of the actions approved by the City Council in Council File 21-0600-s101.

PRESENTED BY: 
EUNISSES HERNANDEZ
Councilmember, 1st District

SECONDED BY: 

ORIGINAL

PK

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