

HOUSING AND HOMELESSNESS COMMITTEE REPORT relative the Los Angeles Housing Department (LAHD), with the assistance of the Department of City Planning (DCP), City Administrative Officer (CAO) and City Attorney, to report with frameworks for Citywide Tenant Opportunity to Purchase Act (TOPA) and Community Opportunity to Purchase Act (COPA) policies.

Recommendations for Council action, pursuant to Motion (Raman - Soto-Martinez):

1. INSTRUCT the LAHD, with the assistance of the DCP, CAO, City Attorney, and any other relevant departments, to report to Council in 60 days with frameworks for Citywide TOPA and COPA policies. The report should consult stakeholder organizations and consider findings produced in various reports compiled by such organizations. Specifically, the report should include:
 - a. Recommendations and clear criteria to guide this process, including timelines for acquisition of potential sites.
 - b. Stabilization efforts of existing tenants.
 - c. An evaluation of programs implemented in other jurisdictions, including Washington D.C. and San Francisco; as well as a recent study conducted by the Los Angeles County.
 - d. Evaluation of application of Senate Bill 1079 (2020) as laid out in the Housing Element, as well as coordination with the California Department of Housing and Community Development's (HCD) Foreclosure Intervention and Housing Preservation Program (FIHPP).
 - e. Evaluation of the application of Assembly Bill (AB) 1521 and AB 2926.
 - f. Criteria for qualified properties and possible exemptions.
 - g. Cross-coordination and personnel-related resources needed among City departments for these efforts.
 - h. Potential partnership opportunities with qualified nonprofits, community land trusts, and community development corporations; property management.
 - i. Policy change (fiscal, real estate, or other) that might be needed to operationalize this model's success in the City.
2. DIRECT the Chief Legislative Analyst (CLA), with the assistance of the LAHD, and any other relevant departments, to report to Council in 60 days with analyses / recommendations on how ULA funds can complement these programs or be able to leverage these programs, as well as other existing and new funding sources.
3. INSTRUCT the CLA, with assistance from the LAHD, and any other relevant departments, to report to Council in 60 days on frameworks to partner with community land trusts, tenant organizations, and qualified nonprofits to implement these programs, including opportunities under Measure ULA. This report should include recommendations for proactive outreach to buildings that may qualify for these programs, potential training for organizations, and potential funding opportunities for formal partnerships.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

SUMMARY

At the meeting held on November 6, 2024, your Housing and Homelessness Committee considered a Motion (Raman - Soto-Martinez) relative the Los Angeles Housing Department (LAHD), with the assistance of the Department of City Planning (DCP), City Administrative Officer (CAO) and City Attorney, to report with frameworks for Citywide Tenant Opportunity to Purchase Act (TOPA) and Community Opportunity to Purchase Act (COPA) policies.

After an opportunity for public comment was held, the Committee moved to approve the recommendations in the Motion, as stated above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING AND HOMELESSNESS COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
BLUMENFIELD:	YES
PADILLA:	YES
DE LEÓN:	ABSENT
RODRIGUEZ:	YES

JL 11.6.24 24-1269

-NOT OFFICIAL UNTIL COUNCIL ACTS-