

HOUSING COMMITTEE REPORT and RESOLUTION relative to strategies to prevent large tech and private equity firms from engaging in real estate speculative practices involving affordable single family housing; support for legislation that prevents the displacement of long-term displacement and limits real estate speculation by private equity firms and investment vehicles; and, related matters.

Recommendations for Council action, SUBJECT TO THE CONCURRENCE OF THE MAYOR:

1. INSTRUCT the Los Angeles Housing Department (LAHD) to report to the Council on the feasibility of developing homeownership education and counseling programs or contracting with educators to offer homeownership education and counseling programs for prospective homebuyers and current homeowners in the City.
2. INSTRUCT the LAHD to report to the Council on the feasibility of applying for CalHome grants from the State of California Department of Housing and Community Development to fund first-time homebuyer and housing rehabilitation assistance, homebuyer counseling, and technical assistance activities to support homeownership, especially for low and very-low income individuals and households.
3. INSTRUCT the LAHD to review Los Angeles County Assessor property rolls and report on an estimate of the number of single family homes owned by investment vehicles including real estate investment trusts, partnerships, corporations, and limited liability entities in the City, including as a proportion of total units, as well as possible policy responses to limit the amount of properties that is permissible for a single entity to own.
4. INSTRUCT the LAHD, in consultation with the Los Angeles Department of Building and Safety, to report to the Council on the implementation of Senate Bill (SB) 1079 (Skinner) to prohibit real estate trustees from bundling foreclosed properties for sale.
5. INSTRUCT the Chief Legislative Analyst (CLA), with the assistance of the LAHD, to report on how opportunity to purchase policies impact property sale timelines and property values, and their overall effectiveness in preventing the displacement of long-term residents.
6. INSTRUCT the LAHD to report on the implementation of SB 649 (Cortese), including how the City will use low-income housing tax credits and tax-exempt bonds for affordable housing to allow households facing, or at risk of, displacement to remain in their communities.
7. ADOPT a RESOLUTION to include in the City's 2023-24 State Legislative Program SUPPORT for legislation and/or administrative action to impose additional taxes on the portion of capital gain from the sale or exchange of residential properties in California within three years of the purchase of a property.
8. Instruct the LAHD to report on housing programs and policies in cities like New York that are based on certain owner criteria, including a property owner's income, as well as the legality and feasibility of implementing different rules and regulations for smaller landlords versus larger / corporate owners of rental properties in the City.

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

Community Impact Statement: Yes

For:

Empowerment Congress North Area Neighborhood Development Council
NoHo Neighborhood Council

Summary:

At a regular meeting held on October 26, 2022, the Housing Committee considered a CLA report relative to strategies to prevent large tech and private equity firms from engaging in real estate speculative practices involving affordable single family housing; support for legislation that prevents the displacement of long-term displacement and limits real estate speculation by private equity firms and investment vehicles; and, related matters. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the CLA report dated July 18, 2022, as amended to replace Recommendations 6 and 7 in said CLA report and to include an additional instruction to the LAHD, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
RAMAN:	YES
HARRIS-DAWSON:	YES
KREKORIAN:	YES
LEE:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-