

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to incorporating additional recommendations to the amendments of the South Los Angeles Community Plan Implementation Overlay (CPIO) Ordinance, which seeks to address displacement and the preservation of affordable housing.

Recommendations for Council action, pursuant to Motion (Harris-Dawson - Raman):

REQUEST the City Attorney to incorporate the following additional recommendations to the amendments of the South Los Angeles CPIO Ordinance requested by the Council (CF 20-1265-S1) on January 10, 2023, as follows:

- a. Add a requirement that developers notify tenants in buildings to be demolished of their legal rights under the CPIO, including their right to return to a new unit at an affordable rent, the rent guidelines for the new project, and any procedures the tenant will need to follow in order to claim an affordable unit.
- b. Add specific requirements for how long a developer must hold open a replacement unit for a displaced tenant and establish notification procedures to advise the tenant when the new unit is ready.
- c. Add a requirement that a developer who is found to have committed unlawful tenant harassment or illegally evicted a tenant loses the right to a demolition permit for five years.
- d. Add a private right of action to enforce all provisions of Section V-1 of the CPIO, which shall include civil penalties, treble damages in certain circumstances, and mandatory attorneys' fees for a prevailing plaintiff. This right to bring a civil action shall extend to current and former tenants at a property, as well as the city itself.
- e. Explore and propose adding to the CPIO additional protections for tenants in the case of demolition, including but not limited to expanding the location where requirements for replacement units apply and eliminating exemptions to right of return to replacement units.

Applicant: City of Los Angeles

Case No.: CPC-2022-5432-ZC-CPIOA

Environmental No. ENV-2008-1781-EIR-ADD2; ENV-2008-1780-EIR-ADD2; SCH No. 2008101098

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

Community Impact Statement: Yes

For if Amended:

Empowerment Congress North Area NDC

Summary:

At a regular meeting held on January 17, 2023, the PLUM Committee considered Motion (Harris-Dawson - Raman) relative to incorporating additional recommendations to the amendments of the South Los Angeles Community Plan Implementation Overlay (CPIO) Ordinance, which seeks to address displacement and the preservation of affordable housing. After providing an opportunity for public comment, the Committee moved to approve the recommendations contained in the Motion, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
YAROSLAVSKY:	YES
LEE:	YES
HUTT:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**