HOUSING

MOTION

The housing affordability crisis is an acute problem for older adult and disabled renters on fixed incomes. According to the University of California, San Francisco's Benioff Homelessness and Housing Initiative, older adults, many of whom have been priced out of their homes, are the fastest-growing demographic group experiencing homelessness in California. Furthermore, according to the statewide Homelessness Data Integration System, 49% of California's estimated population experiencing homelessness have "disabling conditions."

A 2025 report by Strategic Actions for a Just Economy (SAJE), "Protecting Older Adults and People with Disabilities from Homelessness," offers a blueprint for a program that would ease the burden of rent increases for qualifying low-income rent-burdened older adults, adults with disabilities, and households with disabled members in rent-stabilized units. The program would provide landlords with subsidies equal to qualifying tenants' annual rent increases. The report identifies two possible approaches to funding the program: direct expenditure, using state and local monies allocated to renter protections and homelessness prevention, older adults, and persons with disabilities; or a property tax abatement, with landlords claiming the difference between the tenant's frozen rent and the maximum allowable rent as a credit toward their property tax dues. By preventing homelessness, the program would deliver significant social and economic benefits, saving millions on emergency shelter, healthcare, social services, interim housing programs, and affordable housing preservation.

This program is modeled after New York City's longstanding and reliably funded programs for landlords, older adult tenants, and tenants with disabilities. These programs, the Senior Citizen Rent Increase Exemption and the Disabled Rent Increase Exemption, together enroll more than 67,000 tenants, are funded by dollar-for-dollar Tax Abatement Credits equal to the increase the eligible tenant would otherwise have paid to the landlord, and are applied directly to the landlord's property tax account.

Given that essential federal funding for local housing and homelessness programs has been cut precisely at a moment when many thousands of renters are at significant risk of becoming homeless, the City must take additional steps to ensure older adult and disabled tenants can afford to remain in their homes.

I THEREFORE MOVE that the Council instruct the Los Angeles Housing Department, with the assistance of the Community Investment Department and the Office of Finance, to report within 90 days on the feasibility of creating and implementing a Rent Increase Subsidy Pilot Program and a Permanent Program for older adult and disabled renters in units governed by the City's Rent Stabilization Ordinance (RSO). The report should consider and evaluate the 2025 report by Strategic Actions for a Just Economy (SAJE), "Protecting Older Adults and People with Disabilities from Homelessness," and provide information and recommendations on the following, as well as any other relevant policy objectives:

- The number of older adult renters and disabled renters throughout the City, as well as total number of rent burdened within this category;
- Potential approaches to funding both a pilot and a permanent program, including direct expenditure from a dedicated funding source, property tax abatement for landlords, and other mechanisms;

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- The potential for distinct funding mechanisms depending on landlord characteristics, such as "mom-and-pop" landlords;
- Eligibility requirements in line with SAJE's report recommendations, and an estimate of the number of eligible households with an older adult renter, renter with a disability, or caretaker of a household member with a disability;
- Implementation costs; staffing needs; impacts to City revenues; applicable City, County, and State funding sources; and a review of existing City programs that could support administration, outreach, navigation, application assistance, and enforcement;
- Impacts on participants by zip code and Council District, and regional impacts on older adults, people with disabilities, caregivers, and different demographic groups;
- Existing laws that would need to be amended to implement a pilot or permanent program; and
- Suggested design and duration of a pilot program and design for a permanent program.

PRESENTED BY: _____
YSABEL JURADO
Councilmember, 14th District

SECONDED BY: _____

ORIGINAL