

Contact Information

Neighborhood Council: Downtown Los Angeles Neighborhood Council

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Date of NC Board Action: 11/11/2014

Type of NC Board Action: No Position

Impact Information

Date: 11/12/2014

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0163-S004

Agenda Date:

Item Number:

Brief Summary: The Downtown Los Angeles Neighborhood Council respectfully requests the City Council to consider the following in drafting the "Citywide Sidewalk Repair Program": Implementation of a mandated assessment district to fund sidewalk repair; availability of a hardship exemption and low or no-interest loans; flexibility to retain licensed general contractors; and shared liability for slip and falls.

Additional Information



November 11, 2014

Council File 14-0163-S4

Honorable City Council
c/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Members,

The Downtown Los Angeles Neighborhood Council requests that the following Community Impact Statement be added to Council File 14-0163-S4, regarding the creation of a “Citywide Sidewalk Repair Program.”

COMMUNITY IMPACT STATEMENT

The Downtown Los Angeles Neighborhood Council (“DLANC”) respectfully requests the City Council to consider the following in drafting the “Citywide Sidewalk Repair Program”:

- Funding for sidewalk repair should be solely funded by a mandated assessment district model where property owners of a predefined district are assessed a fee for repairing property-adjacent sidewalks;
- Property owners shall have the option to pay their respective assessed fees with low or no interest loans over a predefined period of time;
- There should be a hardship exemption available for property owners with assets below a predefined level. The hardship exemption shall be funded by funds set aside from assessed fees (*e.g.*, 5% of each assessed fee);
- The City should not issue bonds to finance any sidewalk repair;
- The City should not raise taxes to finance any sidewalk repair;
- Sidewalks should be repaired for any damage regardless of the cause;
- Property Owners and the City may retain licensed general contractors and managers;
- The City should develop a mapping and prioritization system to identify and coordinate repairs to sidewalks most dangerous to pedestrians;
- The Sidewalk Repair Trust Fund should be funded by assessed fees to help pay for future sidewalk repairs and those qualifying for hardship exemptions; and
- In exchange for funding the repair of damaged sidewalks, liability associated with slip and falls should be shared 50/50 between the property owner and the City.

Further, in response to the Bureau of Street Services’ sidewalk survey questionnaire (“Neighborhood Council Questionnaire”),¹ the Downtown Los Angeles Neighborhood Council

¹ Available at <http://empowerla.org/sidewalk-repair-priorities-and-funding-options/>

submits the following responses:

1) PRIORITY OF THE THREE MOST IMPORTANT PLACES TO HAVE GOOD SIDEWALKS IN THE DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL AREA:

	Most Important	2nd Most Important	3rd Most Important
The existing sidewalks are acceptable in their current condition			
On existing sidewalks damaged by trees			
On residential streets			
On streets near schools			
On streets near government facilities			
On main streets or arterial streets	<input checked="" type="radio"/>		
On commercial/business district streets		<input checked="" type="radio"/>	
On Streets with public transportation			<input checked="" type="radio"/>
All streets in the City			

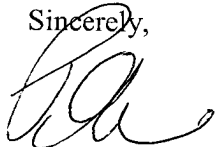
2) WHAT IS YOUR PREFERRED WAY TO FUND A SIDEWALK REPAIR PROGRAM (SELECT ONE)?

	Citywide Bond	Citywide Bond - The City incurs debt to pay for the sidewalk repairs, bond financing charges and bond oversight costs. The repayments will limit the City's ability to fund other programs and services for the duration of the loan.
<input checked="" type="radio"/>	Assessment District	Assessment District - Sidewalk repair costs are prorated to all property owners with the option to spread the payments over a number of years.
	Point of Service	Point of Service - Each time utility services are requested, any necessary sidewalk repairs must be completed by the property owner.
	Point of Permit	Point of Permit - Each time a permit is obtained over a designated amount, any necessary sidewalk repairs must be completed by the property owner.
	Point of Sale	Point of Sale - Each time a house or property is sold, any necessary sidewalk repairs must be made or guaranteed prior to the close of escrow.
	City's Existing Revenue	City's Existing Revenue - The City's General Fund should be Primary (or only) source for funding sidewalk repairs.

This Community Impact Statement is based on the action taken at the regularly scheduled Board of Directors meeting on November 11, 2014, when the Downtown Los Angeles Neighborhood Council adopted the following motion by a vote of 15 yes, 4 no, 1 abstaining and directed that a Community Impact Statement be filed reflecting its position.

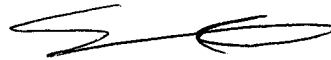
Motion: “The Downtown Los Angeles Neighborhood Council respectfully requests the City Council to consider the following in drafting the “Citywide Sidewalk Repair Program”: Implementation of a mandated assessment district to fund sidewalk repair; availability of a hardship exemption and low or no-interest loans; flexibility to retain licensed general contractors; and shared liability for slip and falls.”

Sincerely,



Patricia Berman
DLANC President

Sincerely,



Eric R. Garcia
DLANC Community Impact Committee Chair