

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(18) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/16/2019

Type of NC Board Action: For

Impact Information

Date: 07/23/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0268-S16

Agenda Date:

Item Number:

Summary: The Los Feliz Neighborhood Council (“LFNC”) supports amendments to local and/or state law that would increase tenant protections. As a neighborhood of majority renters, we are sensitive to the difficulties faced by our rent-burdened and housing-insecure stakeholders. We support efforts at the City, County, and State level to construct additional housing—especially affordable units—but we also seek to relieve stress on current tenants, including middle class and moderate income families, as quickly as possible. Having a secure place to live allows our stakeholders to invest in the community, devote their energy and time to school, work, and other aspects of life, and to thrive. Families with children are particularly vulnerable to fluctuations in the rental market, as they may find themselves weighing financial burdens against the stability of a child’s educational and sociological development. The regular abuse of the Ellis Act to evict long-term tenants, including families, as a profit-making strategy threatens our community and contributes directly to Los Angeles’ homelessness epidemic. Tying relocation assistance to the median rental price of a comparative unit within a neighborhood, to family size, and to the local CPI will keep families stable and secure. Increasing the affordable housing replacement requirement and ensuring displaced tenants have first right of refusal are the only ways to make RSO-removal palatable to a compassionate community. If strong enough protections and regulations are in place, it may be unnecessary to restrict affordable development incentives—a project that increases affordable stock *and* maintains stability for existing tenants is a benefit to our community. The LFNC also supports the City’s consideration of acquiring and rehabilitating RSO properties. Public housing is an underutilized tool for maintaining affordability and reducing homelessness. For all of these reasons, the LFNC supports Council File 14-0268-S16.



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- COMMUNITY IMPACT STATEMENT -

Council File: 14-0268-S16

Title: Tenant Relocation Assistance / Ellis Act / Median Rental Price for Comparable Units / Family Size, Unit Size, and/or Number of Tenants / Adjusted Consumer Price Index (CPI)

Position: Support

Summary:

The Los Feliz Neighborhood Council (“LFNC”) supports amendments to local and/or state law that would increase tenant protections.

As a neighborhood of majority renters, we are sensitive to the difficulties faced by our rent-burdened and housing-insecure stakeholders.

We support efforts at the City, County, and State level to construct additional housing—especially affordable units—but we also seek to relieve stress on current tenants, including middle class and moderate income families, as quickly as possible.

Having a secure place to live allows our stakeholders to invest in the community, devote their energy and time to school, work, and other aspects of life, and to thrive.

Families with children are particularly vulnerable to fluctuations in the rental market, as they may find themselves weighing financial burdens against the stability of a child’s educational and sociological development.

The regular abuse of the Ellis Act to evict long-term tenants, including families, as a profit-making strategy threatens our community and contributes directly to Los Angeles’ homelessness epidemic.

Tying relocation assistance to the median rental price of a comparative unit within a neighborhood, to family size, and to the local CPI will keep families stable and secure.

Increasing the affordable housing replacement requirement and ensuring displaced tenants have first right of refusal are the only ways to make RSO-removal palatable to a compassionate community.

If strong enough protections and regulations are in place, it may be unnecessary to restrict affordable development incentives—a project that increases affordable stock *and* maintains stability for existing tenants is a benefit to our community.

The LFNC also supports the City's consideration of acquiring and rehabilitating RSO properties. Public housing is an underutilized tool for maintaining affordability and reducing homelessness.

For all of these reasons, the LFNC supports Council File 14-0268-S16.

APPROVED

July 16th, 2019

18 Yay 0 Nay 0 Abstention 1 Absent