

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(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/23/2019

Type of NC Board Action: For

Impact Information

Date: 08/22/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0268-S16

Agenda Date:

Item Number:

Summary: In support of motion with further recommendations.



ECHO PARK NEIGHBORHOOD COUNCIL



CERTIFIED NEIGHBORHOOD COUNCIL
APRIL 16, 2002

Chair:

Darcy Harris

Vice Chair:

Sachin Medhekar

Chief Information Officer:

Lauren Buisson

Treasurer:

Michael Galano

Secretary:

Tad Yenawine

Community Impact Statement (CIS) In support of Ellis Act Reform Motion **Council File 14-0268-S16**

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July 23, 2019

VIA EMAIL

To: Los Angeles City Council

The Echo Park Neighborhood Council (EPNC) is requesting that the following Community Impact Statement be attached to City Council File: 14-0268-S16.

On July 23, 2019, with a quorum of 17, the EPNC Board of Governors held a Brown Act-noticed meeting and with a vote of 17 yeas, 0 nays, and 0 abstentions, the EPNC voted to submit this CIS in support of Councilmen David E. Ryu and Mike Bonin's Ellis Act Reform Motion, dated June 19, 2019.

Currently, tenant relocation assistance for evictions under the Ellis Act is tied to direct expenses caused by the eviction, such as security deposits, moving expenses and at most a few months rent. This payout is tiered based on duration of tenancy, disability the age of the residents and income. This formula neglects to consider additional expenses associated with moving from rent stabilized to a market rate unit, the expense associated with commuting if the evicted tenant is unable to find or afford a comparable unit in the same community, or finding a new school or child care facility for their children or adult care facilities for parents or grandparents.

The ability to effect change at the city level is limited by state law, but that does not preclude local leaders and concerned citizens from advocating for changes to that law and amending local law where possible. EPNC supports the motion, which will help many tenants in Echo Park who are currently extremely vulnerable to Ellis Act Evictions.

The EPNC is in full support of C. Ryu and Bonin's Motion, and further motions that request the Housing and Community Investment Department (HCID) be instructed/requested to report back on the feasibility of tying tenant relocation assistance required for eviction under the Ellis Act to the following:

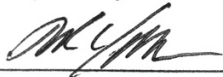
- The median rental price for a comparable unit within the respective community plan area
- Family size, unit and/or number of tenants

- The annually adjusted consumer price index (CPI), according to local area indexes, as opposed to the Los Angeles-Long Beach Area CPI.

Furthermore, requesting that HCID work with the City Attorney and Department of City Planning as needed to report back with the following:

- Recommendations for increasing affordable housing replacement requirement,
- Feasibility of allowing tenants who are displaced as a result of demolition to be provided the right of first refusal in the new building and to have the right of first refusal to rent the new below market rate units designated to replace the units that were demolished
- The City's authority to restrict the provisions of affordable development incentives at sites which evicted rental tenants under the Ellis Act such as density bonus incentives or Transit Oriented Community incentives to ensure that vulnerable housing sectors are not REWARDING developers for creating unintended displacements.
- The feasibility and options for financing the acquisition or rehabilitation of RSO properties that are at risk for Ellis Act evictions and demolitions.

Respectfully,



Tad Yenawine
Secretary, Echo Park Neighborhood Council