

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(13) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 08/07/2019

Type of NC Board Action: For

Impact Information

Date: 11/11/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0268-S16

Agenda Date:

Item Number:

Summary: Re-submitting this CIS passed by the Silver Lake Neighborhood Council Governing Board back on August 7th in support of the Ellis Act Amendment (CF 14-0268-S16). It looks like our previous CIS submission did not upload correctly.



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CIS from Housing & Tenants Rights Committee

CF 14-0268-S16 (Ryu / Bonin / Cedillo)
ELLIS ACT AMENDMENT

The Silver Lake NC Housing and Tenants Rights Committee is submitting this request for a CIS to the Silver Lake NC, of Motion CF 14-0268-S16 (Ellis Act Amendments: tenant relocation, replacement units, "Right of First Refusal", unintended displacement by density incentives, and City acquisition and rehabilitation of RSO properties to convert to affordable housing). This CIS request was brought to Committee by Jane Demian of the LA Tenants Union and unanimously approved in our meeting of 7/11/19. Link to the Motion: http://clkrep.lacity.org/onlinedocs/2014/14-0268-S16_mot_06-19-19.pdf

Based on the results of the LAHSA 2019 Greater Homeless Count showing a 16% increase in homeless individuals living on Los Angeles streets and sidewalks, in cars and vans, parks and temporary shelters with increases in homelessness shown through Los Angeles County, this Motion proposes:

1. to study the feasibility of tying tenant relocation assistance required for evictions under the Ellis Act to the median rental price for a comparable unit within the respective community plan area, to consider family size, unit size and number of tenants, and consider the annual adjusted consumer price index (CPI) according to local area indexes;
2. to increase the percentage of affordable housing Ellis replacement units (now set at 20%);
3. to give tenants undergoing evictions due to demolition of a rent-stabilized building the Right of First Refusal in the new buildings and the option to rent the unit at the previous below-market rate;
4. to study and report back the City’s authority to restrict affordable development incentives such as density bonus or Transit Oriented Communities (TOC) incentives at locations where tenants were evicted under the Ellis Act, to ensure vulnerable housing sectors are not rewarding developers for creating unintended displacement.
5. to study and report back on the feasibility for acquisition and financing the rehabilitation of RSO properties that are at risk for Ellis Act evictions and demolitions, and further to determine feasibility and options for conversion to permanent affordable housing.

The Silver Lake Neighborhood Council support this Motion.

Thank you,

Silver Lake Neighborhood Council
Governing Board, August 7, 2019
Agenda Item: 10f

13 YES 0 NO 0 ABSTAIN