

RENTERS MAKE LA WORK. LET'S MAKE LA WORK FOR RENTERS.

April 22, 2015

Dear Los Angeles City Councilmembers,

We are very encouraged that the 1st anniversary of Renters' Day LA is recognized today with the introduction of two motions that seek to enforce against unfair rent increases and create stronger provisions for quality repairs in substandard housing conditions. Both motions are the first in a series of substantive policy solutions the Renters' Day Coalition will be pushing for in the coming year. We thank Councilmember Cedillo and his staff for initiating these legislative efforts, and we thank each members' support in moving them forward.

The Renters' Day movement was launched last year with the intended goal to recognize the daily struggles LA's renter majority faces in meeting their housing needs. One year later the daily struggles of individuals and families are more severe than ever. Due to increased removals of rent stabilized (RSO) units in the City, impending expiration of thousands of units with affordable housing covenants, the severe decline of affordable housing funds, and massive luxury housing development in many neighborhoods, all tenants are facing increasing housing pressures and too many are being forcibly displaced. Today's motions and 1st anniversary of Renters' Day mark the beginning of meaningful efforts to address the displacement of working class families as gentrification continues to decimate neighborhoods across Los Angeles.

In the coming months we look forward to working with each office to implement additional legislative solutions to the city's housing crisis that both preserve existing affordable housing and prioritize funding for the creation of new affordable units. Our overall legislative priorities remain:

- Increased enforcement of RSO protections in TOD areas and areas experiencing gentrification;
- Reform and expansion of the RSO to better protect tenants and preserve housing;
- Policies that protect affordable housing and ensure no net loss of affordable homes;
- Increased resources for affordable housing with a focus on those families at the lowest income levels.

We trust that your office will join us in recognizing the contributions and lives of LA renters who remain the heart and majority of Los Angeles, and will take the necessary steps to ensuring LA renters can live and thrive in our City. Please contact Francesca de la Rosa at fdelarosa@worksusa.org or 323-341-7028, x27 to move our collaborative Renters Day LA-2015 work forward. **Renters make LA work. Let's make LA work for renters.**

The Renters' Day Coalition is a collective of close to forty community-based and labor organizations collaborating on housing, tenants' rights and anti-displacement initiatives, including:

Alliance for Community Transit-LA
Alliance of Californians for Community Empowerment
Asian Americans Advancing Justice-LA
Asian Pacific Policy and Planning Council
Chinatown Community for Equitable Development
East LA Community Corporation
Enterprise Community Partners
Episcopal Diocese of Los Angeles, Bishop Jon Bruno
Esperanza Community Housing

Eviction Defense Network
Hunger Action LA
Inner City Law Center
Inquilinos Unidos
Korean Immigrant Workers Alliance
LA Human Right to Housing Collective
LA Thrives
Legacy LA
Little Tokyo Service Center CDC
Los Angeles Community Action Network
Meet Each Need with Dignity
Pacoima Beautiful
People Organized for Westside Renewal
Physicians for Social Responsibility - Los Angeles
Right to the City Alliance
SEIU United Services Workers West
SEIU Local 721
Shalom Center for TREE of Life
Southeast Asian Community Alliance
Southern California Association of Nonprofit Housing
Strategic Actions for a Just Economy
T.R.U.S.T South LA
Thai Community Development Center
The Sober Living Network
Union de Vecinos
Unite Here Local 11
Urban and Environmental Policy Institute
Venice Community Housing
Women Organizing Resources, Knowledge and Services
Youth Policy Institute

Renters Day Policy Platform

Our legislative priorities include:

Increase enforcement of RSO protections in TOD areas and areas experiencing gentrification

1. Increase the number of RSO complaint investigators and City Attorneys dedicated to tenant rights enforcement.
2. Implement an “emergency response” process for illegal displacement/eviction complaints.
3. Develop a public education campaign to inform tenants of their rights.
4. Institute best practices from West Hollywood and Santa Monica on rent registry.

Reform and expansion of the RSO to better protect renters and preserve housing

1. Eliminate the current annual 3% minimum rent increase; allowable rent increases should match the CPI when it is below 3%.
2. Eliminate the additional annual 2% utility rent increase for master-metered buildings.

Policies that protect affordable housing to ensure no net loss of affordable homes

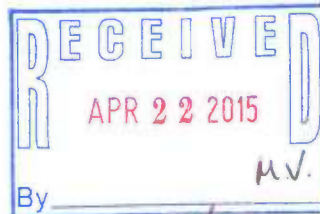
1. Prevent any demolition and disposition of public housing in the City of Los Angeles. Privatization and Section 8 “conversion” reduces the overall subsidized housing stock within LA.
2. Amend LAMC 12.95(F)(6) and LAMC 91.106.4.1-5 so to limit the number of permits approvals annually for condo conversions and demolitions and thereby decelerate the irreversible loss of affordable RSO housing stock.
3. Establish no net loss (NNL) zones a ½-mile around transit stations and in other target census tracts where over 50% of renters are cost-overburdened. Utilize preservation policies pertaining to condo conversions, demolitions and tenant rights protections to prevent a net loss of affordable units.
4. Amend LAMC Chapter XVI, Housing Regulations, to include detailed definitions of high standards for quality repairs, so as to end the “Mickey Mouse” repairs that have led to detrimental health and safety impacts on tenants and the deterioration and elimination of affordable RSO housing.

Increase resources for affordable housing with a focus on those families at the lowest income levels and ensure rental production activities and programs in Los Angeles

1. Identify and approve new, dedicated local sources of funding for affordable housing, with priority for extremely low-income housing.
2. Provide affordable opportunities for all renters, with a particular focus on those with very low and extremely low incomes.
3. Prevent permanent displacement of renters, and require at least one-to-one, like-for-like, replacement for all rental units lost/demolished.
4. Increase resources when prioritizing certain population groups, such as seniors, veterans, transitional aged youth, or those who are homeless with various challenges, instead of further splitting underfunded existing resources into smaller and smaller pots of funding which only exacerbates the housing crisis for individuals and families with the most modest means.

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4-22-15



11:45pm

Honorable Council: Public Comment - File

I wanted to ask about the Navy training center we gave to the LAFD, yesterday. What financial impact study.

And who made the decision to deny a public comment on item 8 re: DWP.

And as I explained to Curren Price, we must bring council meetings into compliance with the Brown Act standards residents expect and are entitled to.

Thanks,

Eric Preves

PS - See Ethics Commission audio
cc City Atty
From 4-21-15