

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](mailto: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: 08/20/2019

Type of NC Board Action: For

#### Impact Information

Date: 08/27/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0002-S6

Agenda Date:

Item Number:

Summary: The Los Feliz Neighborhood Council supports city and state action to strengthen protections for tenants and expand rent control. 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. In the November 2018 General Election, Los Feliz voted overwhelmingly to support California Proposition 10, with precinct data showing an estimated 75% support neighborhood-wide, including a majority in all of the 17 precincts we represent fully or partially. Existing Rent Stabilization Ordinances allow our stakeholders to confidently invest in our community, safe in the knowledge that they will not be priced out due to market factors beyond their control. They are especially beneficial to low-income and middle-income families, for whom—especially if their children are enrolled in local public schools—moving is far more than a simple financial or geographic decision. As it stands, the restrictions imposed by the Costa-Hawkins Rental Housing Act have led to a continuous decline our neighborhood's stock of rent-stabilized units—with no mechanism for replacement. [PLEASE SEE ATTACHED .PDF FOR FULL CIS] In the midst of a severe housing and homelessness crisis, it is imperative that the City of Los Angeles take action to ensure that the supply of rent-stabilized units does not continue to diminish. For this reasons, the Los Feliz Neighborhood Council strongly urges the City of Los Angeles to includes in its 2019-2020 State Legislative Program SUPPORT or SPONSORSHIP of legislation which would reform the Costa-Hawkins Rental Housing Act to give cities options to enact local housing policies. [PLEASE SEE ATTACHED .PDF FOR FULL CIS]



**TREASURER**  
Erica Vilardi-Espinosa

**VICE PRESIDENT**  
Celine Vacher - Communications

**PRESIDENT**  
Jon Deutsch

**VICE PRESIDENT**  
Dan McNamara - Administration

**SECRETARY**  
Misty LeGrande

- COMMUNITY IMPACT STATEMENT -

Council File: [19-0002-S6](#)

Title: Costa-Hawkins Rental Housing Act / Reform

Position: Support

Summary:

The Los Feliz Neighborhood Council supports city and state action to strengthen protections for tenants and expand rent control.

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. In the November 2018 General Election, Los Feliz voted overwhelmingly to support California Proposition 10, with precinct data showing an estimated 75% support neighborhood-wide, including a majority in all of the 17 precincts we represent fully or partially.

Existing Rent Stabilization Ordinances allow our stakeholders to confidently invest in our community, safe in the knowledge that they will not be priced out due to market factors beyond their control. They are especially beneficial to low-income and middle-income families, for whom—especially if their children are enrolled in local public schools—moving is far more than a simple financial or geographic decision.

As it stands, the restrictions imposed by the Costa-Hawkins Rental Housing Act have led to a continuous decline our neighborhood's stock of rent-stabilized units—with no mechanism for replacement.

On February 7, 2019, furthermore, the City's Chief Legislative Analyst ("CLA") recommended that the City adopt this Resolution, noting that "[r]eforming Costa-Hawkins would provide cities with increased flexibility to enact laws that would aid renters and prevent displacement" and that "[r]eforms could also retain measures to allow for a fair rate of return."



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The CLA also pointed out that the 2019-2020 legislative session for the California Legislature began on December 3, 2018 and, as of her report, no legislation regarding the reform of Costa-Hawkins had been introduced in either chamber of the State Legislature.

In the midst of a severe housing and homelessness crisis, it is imperative that the City of Los Angeles take action to ensure that the supply of rent-stabilized units does not continue to diminish. For this reasons, the Los Feliz Neighborhood Council strongly urges the City of Los Angeles to includes in its 2019-2020 State Legislative Program SUPPORT or SPONSORSHIP of legislation which would reform the Costa-Hawkins Rental Housing Act to give cities options to enact local housing policies.

**-APPROVED-**

August 20<sup>th</sup>, 2019

Yay: 18 Nay: 0 Abstain: 0 Ineligible: 0