

Contact Information

Neighborhood Council: Downtown Los Angeles Neighborhood Council

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The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(2) Recusal(0)

Date of NC Board Action: 12/13/2016

Type of NC Board Action: For

Impact Information

Date: 12/21/2016

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0268-S8

Agenda Date:

Item Number:

Summary: The Downtown Los Angeles Neighborhood Council supports Council File 14-0268-S5, which proposes promulgation of an ordinance to eliminate loopholes in the Municipal Code that presently allow project developers to avoid providing relocation assistance to displaced tenants when the developer has applied to subdivide or convert Rent Stabilized Ordinance units to condominiums, even though the property is thereafter developed for an entirely different use, as described in the attached letter.



December 13, 2016

Council File 14-0268-S8

Honorable City Council
c/o Office of the City Clerk
Los Angeles City Hall
200 North Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Members,

The Downtown Los Angeles Neighborhood Council (“DLANC”) requests that the following Community Impact Statement be added to Council File 14-0268-S8, regarding the Council’s effort to close the loophole in the City’s Rent Stabilization Ordinance (“RSO”) that needlessly disqualifies entitled tenants from relocation assistance upon conversion or demolition of their home when the property owner had already filed an application to subdivide the property for condominiums when the tenant enters their lease.

DLANC strongly supports any effort by the City to facilitate relocation assistance for qualifying tenants while the City is in the midst of a historic housing and homelessness crisis. DLANC has previously submitted Community Impact Statements related to Council Files 14-0268-S4, 14-0268-S5, and 15-0728 supporting tenant protections and the preservation of RSO units. DLANC now submits this Community Impact Statement to reaffirm its belief that affordable housing must be available and protected for the City to meaningfully address homelessness.

While the nature of residential development in Downtown LA means our neighborhood is devoid of RSO housing stock, the availability of RSO housing throughout the City is a vital tool for homelessness prevention. Additionally, relocation assistance is often a lifeline for low-income tenants facing eviction through no fault of their own. Without relocation assistance, certain tenants might find themselves homeless, with nowhere to go but Skid Row/Central City East. Tenants facing no-fault evictions should not be forced to risk homelessness simply because the property owner converting their property had already filed a subdivision application when the tenant entered their lease. This is especially true when the property owner uses the subdivision application as a pretext for eviction, and then turns around to convert the property to another use that would have otherwise required the payment of relocation assistance. Given the unparalleled unaffordability of housing and renting in the City, property owners do not need added incentives to convert their property at the expense of vulnerable tenants entitled to relocation assistance.

This Community Impact Statement is based on the recommendation of the Government Liaison Committee on November 16, 2016, and action taken at the Board of Directors meeting on December 13, 2016, when the Downtown Los Angeles Neighborhood Council adopted the following motion and directed that a Community Impact Statement be filed reflecting its position.

Motion: “The Downtown Los Angeles Neighborhood Council (“DLANC”) should submit a Community Impact Statement in support of Council File 14-0268-S8. DLANC should submit the letter posted with this Agenda in support of the Community Impact Statement.”

Sincerely,



Patricia Berman
DLANC President

Sincerely,



Nate Johnson
DLANC Government Liaison Committee Chair