

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

Neighborhood Council: Lincoln Heights Neighborhood Council

Name: Sara Clendening

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The Board approved this CIS by a vote of: Yea(14) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 11/04/2021

Type of NC Board Action: For

#### Impact Information

Date: 11/09/2021

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 17-0454

Agenda Date:

Item Number:

Summary: RE: CF17-0454 JUST CAUSE TENANCY TERMINATION/ EVICTION & RENT STABILIZATION MEASURES Lincoln Heights has a population of 39,000- 77% are renters. Many of these properties are run by absentee landlords who provide substandard housing and the burden of proof falls on the tenants who have limited backing by any agency, only county Dept of Health. Following up to the pandemic, we saw families pushed out en masse, and those still holding on are subject to homelessness with the City eviction moratorium being lifted. We are seeing rent covenants expiring, and vulnerable low income and senior tenants at buildings like Hillside Villa in Chinatown are being given no option other than a life on the streets. The city of LA needs to commandeer low income apartment properties with expiring covenants- or they need to extend the covenants. We say this because the city is building massive luxury market rate condos right next door to people being violently displaced and expelled from this city. If it wasn't so blatantly obvious- especially in the CASP- the visual disconnect with new construction, perhaps the public would be less aware. The public can plainly see and our community members will fight for the right to stay in our community that has been subject to decades of Absentee landlord culture and inequitable/ racist City Land Use policy/ up zoning of industrial land. Lack of renters protections on rentals built after 1978 is violence against the working class, and the up zoning of our industrial corridor in Lincoln Heights for large scale market rate TOC developments takes away the income that made our community thrive. They must implement protections for our 775 renters. 77% of Lincoln heights comes out to 31,000 people who refuse to leave the community they've known all their lives. The city must offer protections because there is no other option- to not act would be unconscionable and a violation of the city charter.



LINCOLNHEIGHTSNC.ORG  
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LOS ANGELES, CA 90031

CERTIFIED COUNCIL  
2002

Lincoln Heights  
Neighborhood Council  
of the  
City of Los Angeles  
90031

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SECRETARY

November 4, 2021

**COMMUNITY IMPACT STATEMENT**

CF 17-0454

The Board Approves This Community Impact Statement Yea (14), Nay (x), Abstain (x) on 11/4/21  
Los Angeles City Council  
City Hall- 200 North Spring St.  
Los Angeles, CA 90012

**RE: CF17-0454 JUST CAUSE TENANCY TERMINATION/ EVICTION & RENT STABILIZATION MEASURES**

Lincoln Heights has a population of 39,000- 77% are renters. In the late 1970's and 80's, investors tore down many old homes to build apartment complexes for future medical workers with the expansion of General Hospital. These apartment buildings now house many low income families, who are not protected by Los Angeles Rent Control Ordinance. If the old properties were never demolished, they would be under RSO. Right now, tenants at these apartment complexes are seeing their rents doubled; for instance- Cinco Puntos tenants on Pasadena avenue struggled for the past three years. Many of these properties are run by absentee landlords who provide substandard housing and the burden of proof falls on the tenants who have limited backing by any agency, only county Dept of Health. Following up to the pandemic, we saw families pushed out en masse, and those still holding on are subject to homelessness with the City eviction moratorium being lifted. We are seeing rent covenants expiring, and vulnerable low income and senior tenants at buildings like Hillside Villa in Chinatown are being given no option other than a life on the streets. The city of LA needs to commandeer low income apartment properties with expiring covenants- or they need to extend the covenants. We say this because the city is building massive luxury market rate condos right next door to people being violently displaced and expelled from this city. If it wasn't so blatantly obvious- especially in the CASP- the visual disconnect with new construction, perhaps the public would be less aware. The public can plainly see and our community members will fight for the right to stay in our community that has been subject to decades of Absentee landlord culture and inequitable/ racist City Land Use policy/ up zoning of industrial land. Lack of renters protections on rentals built after 1978 is violence against the working class, and the up zoning of our industrial corridor in Lincoln Heights for large scale market rate TOC developments takes away the income that made our community thrive. They must implement protections for our 775 renters. 77% of Lincoln heights comes out to 31,000 people who refuse to leave the community they've known all their lives. The city must offer protections because there is no other option- to not act would be unconscionable and a violation of the city charter.

Sincerely,

Sara Clendening, President  
Lincoln Heights Neighborhood Council

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