

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

Neighborhood Council: Central Hollywood Neighborhood Council

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The Board approved this CIS by a vote of: Yea(5) Nay(0) Abstain(3) Ineligible(0) Recusal(0)

Date of NC Board Action: 08/27/2018

Type of NC Board Action: For

Impact Information

Date: 09/13/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-0002-S98

Agenda Date:

Item Number:

Summary: The Central Hollywood Neighborhood Council strongly supports the passage of Proposition 10 to repeal the Costa Hawkins Rental Housing Act. We urge you to protect the residents of Central Hollywood who wish to stay in their community by supporting this ballot initiative and by working with community members to craft a strong Rent Stabilization Ordinance that protects tenants and puts the needs of at risk tenants first.



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www.chnc.org

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September 10th 2018

Mayor Eric Garcetti & Los Angeles City Council

200 N. Spring St.
Los Angeles, CA 90012

RE: CIS in SUPPORT of CF 18-0002-S98 (Proposition 10/The Affordable Housing Act).

California's housing crisis impacts communities all over the state, including Central Hollywood. In Los Angeles there are 1.2 million rent-burdened tenants and nearly 54,000 people experiencing homelessness, with 1,500 in Hollywood. To properly address our housing crisis, local officials need every possible tool at their disposal. Therefore, the Central Hollywood Neighborhood Council strongly supports the passage of Proposition 10, to repeal the Costa-Hawkins Rental Housing Act. **Proposition 10 would allow local leaders the flexibility to alter rent control laws in order to alleviate the significant rental cost burden placed on tenants and reduce related homelessness.**

The Costa-Hawkins Rental Housing act prevents Los Angeles from addressing the housing crisis by significantly limiting cities' ability to enact rent control. **Repealing Costa-Hawkins will allow our elected officials to determine how and when our buildings should be subject to rent-control, based on the specific needs of our community.**

Lack of affordable housing has many causes and comprehensive solutions are desperately needed. Rent control is but one strategy to ensure that residents of Central Hollywood stay in their homes. When implemented properly, rent control/stabilization is a safety measure that prevents landlords from dramatically raising rents. Rental increases often result in the eviction and displacement of current residents, particularly low and low-middle income families. Recent studies found that for every 5% increase in rent, 2,000 people become homeless. Rental increases disproportionately displace the elderly, those with disabilities, and communities of color.

Additionally, Costa-Hawkins allows landlords to raise the rental price of rent-controlled units to market rate once the "last original occupant" vacates the unit. Costa-Hawkins also exempts condominiums and single-family homes with fewer than two units from rent control regulations, which provides landlords a loophole whereby they are able to convert an apartment to condominium or single-family home status (through permits, without

completing renovations) and raise rental prices to market rate. We are concerned that Costa Hawkins incentivizes landlords to exploit loopholes in existing rent control regulations in order to evict tenants.

It is for these reasons that we strongly support the passage of Proposition 10 to repeal the Costa Hawkins Rental Housing Act. We urge you to protect the residents of Central Hollywood who wish to stay in their community by supporting this ballot initiative and by working with community members to craft a strong Rent Stabilization Ordinance that protects tenants and puts the needs of at risk tenants first.

Sincerely,

Steve Ducey, on behalf of the Central Hollywood Neighborhood Council Board

Vice-Chair, Legislative Action Committee