

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.

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Contact Information

Neighborhood Council: Wilshire Center Koreatown NC

Name: Adriane Hoff

Phone Number: 6266589192

Email: ahoff.wcknc@gmail.com

The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(1) Ineligible(1) Recusal(0)

Date of NC Board Action: 03/08/2021

Type of NC Board Action: For

Impact Information

Date: 03/13/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0062

Agenda Date:

Item Number:

Summary:

**RENTERS RELIEF REGISTRY / RANKING SYSTEM / TRANSPARENT /
EQUITABLE / HOUSING ASSISTANCE (CF 21-0062)**

COMMUNITY IMPACT STATEMENT

The Wilshire Center Koreatown Neighborhood Council supports [this Motion](#) with recommendations.

Nearly a year into the COVID pandemic, hundreds of thousands of Angelenos are behind on rent. [Almost 70%](#) of all low-income households in Los Angeles County have lost income since March 2020 due to the pandemic. An estimated [1 in 3 Angelenos](#) has been infected with COVID, and low-income communities of color are [disproportionately impacted](#), experiencing higher rates of infection, hospitalization, and death. The COVID-19 pandemic has demonstrated that beyond the housing instability and vulnerability that tenants experienced before COVID, the pandemic has increased housing vulnerability exponentially due to renters' massive loss of income. Patchwork emergency tenant protections* (which are not eviction moratoria) have been instituted by the State, the County and the City of Los Angeles, but these tenant protection ordinances required that all past due rent would still be owed at the end of the emergency.

During the COVID-19 emergency the City also instituted Emergency Rental Relief programs which were limited in scope and funding, required that tenants submit lengthy applications, and provided rental subsidies directly to the landlord who could either accept the subsidy or reject it. Tenants who applied were entered into a lottery and, if chosen, the subsidy would help pay only a small portion of back rent to prevent the tenant from being evicted. In many cases landlords rejected the subsidies, even though tenants desperately needed rent relief and were left with thousands of dollars of rent debt. New State bill SB 91 extends AB 3088 tenant protections to June 30, 2021 and provides a renters relief program as a temporary stop-gap measure. Landlords may opt out of the 80% Federal subsidy if they forgive the 20% remaining rent owed, again placing tenants in an untenable situation of owing thousands of dollars of rent debt.

Compared with the temporary rent relief and patchwork eviction protection ordinances made available to tenants previously, this Motion requests that a **permanent, transparent and equitable** rental relief registry program be put in place which prioritizes funds to residents based on tiered-level criteria such as COVID-19 loss of income, institutional poverty, needs of essential workers, and families with children living below the poverty line to ensure funding is always directed to the most vulnerable residents, and to help pay back rent to avoid eviction. This permanent rental relief registry will help tenants stay in their homes and prevent homelessness.

This Motion requests that the Housing and Community Investment Department (HCIDLA) report back on the creation of a Permanent Renters Relief Registry.

The Wilshire Center Koreatown Council recommends that:

- A permanent rent relief registry needs to make a provision that landlords cannot decline any rent relief subsidy if it is being paid to the landlord to avoid tenant eviction, and if

landlord declines, the subsidy should be paid directly to the tenant and not impact eligibility for any other state or local subsidy the tenant may receive;

- A permanent rent relief registry needs to work in tandem with a Right to Counsel program providing tenants with legal representation so that tenants may navigate the State and City tenant protection measures to prevent eviction;
- A permanent rent relief registry needs to fill in the gaps of the State bill SB 91 to provide rent debt relief to tenants due to COVID-19 loss of income by forgiving rent debt, and should be met with a comprehensive relief program to support the small landlords and nonprofit affordable housing providers with the greatest need;

Wilshire Center Koreatown Neighborhood Council vote: YES ___ NO ___ ABSTAIN ___

*The Los Angeles Emergency Tenant Protections Ordinance instituted in March of 2020 and updated in May of 2020 extended tenant protections to 12 months after the emergency is lifted by the Mayor and the tenant would have up to 12 months after the emergency is lifted to repay past due rent. These ordinances were not eviction moratoria. The ordinance provisions allowed notices and evictions to be filed due to non-payment of rent and tenants had to locate a legal services provider and present an affirmative legal defense of COVID-related loss of income to an unlawful detainer eviction. In April 2020 the State Judicial Council ruled that no court summons could be issued, putting a stop to evictions. The Judicial Council Rule 1 was lifted September 1, and the State Bill AB 3088 took effect which provided statewide protections so long as tenants conformed to certain requirements. Evictions were still filed and tenants were required to hire legal representation to assert their defense. Regardless of tenant protection measures, whatever rent that could not be paid due to COVID loss of income would remain as unpaid rent debt and subject to eviction once the emergency was lifted unless tenants declared that unpaid rent was due to COVID loss of income and conformed to requirements of State bill AB 3088 providing a defense to evictions. According to the State bill, past due rent could be collected by landlords via Small Claims Court. AB 3088 expired on January 31st and SB 91 extended the Statewide tenant protections to June 30, 2021. A statewide rent relief provision has been added to the new State bills which expires on June 30, 2021.