

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

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The Board approved this CIS by a vote of: Yea(17) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/16/2021

Type of NC Board Action: For

Impact Information

Date: 03/19/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0183

Agenda Date:

Item Number:

Summary: The Los Feliz Neighborhood Council (LFNC) supports City efforts to freeze rents upon the expiration of affordability covenants. This would prevent displacement of some of the City's most vulnerable tenants and would further the original goals of the affordability covenant. Affordability covenants and similar restrictions ensure that rent remains below market rate. However, these covenants expire after a certain number of years, at which point rent may be set at market rate—a substantial increase, all at once, for affected tenants. Older affordability covenants tend to have shorter terms, many of which are expiring now or soon. The time to act is therefore as soon as possible. The state capped exorbitant rent hikes in 2019, but exempted covenant/deed-restricted affordable housing upon its expiration. The City must explore and enact a measure to cover such situations, in order to keep tenants, many of whom are long-term residents, in their homes. This policy is particularly necessary during the pandemic. As many Angelenos have lost jobs or had difficulty finding new employment, it is imperative to avoid huge rent spikes on top of that. However, the City should not condition its policy on whether the pandemic has affected a renter's ability to pay. The City should build on the work of the pandemic rent relief in this effort. The City should also look at ways to cap rent hikes on expiring covenant units after the pandemic too. If state law bars such a policy in some situations, the City must push for reforms at the state level as well. The LFNC also supports relocation assistance for affected tenants to move to similarly or lower-priced units. We note, however, that such tenants are members of particularly geographic communities and urge that relocation assistance be designed to keep tenants in or as close to their neighborhood as possible, if they desire. Finally, the LFNC supports the City working towards the extension of affordability covenants wherever possible.