

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: Silver Lake Neighborhood Council

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The Board approved this CIS by a vote of: Yea(18) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/12/2021

Type of NC Board Action: For

Impact Information

Date: 07/20/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0523

Agenda Date:

Item Number:

Summary:



Serving the Silver Lake Community Since 2003

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Anthony Crump
Vice Chair Dulce Stein
Treasurer Maebe A. Girl
Secretary Albert Andrade

COMMUNITY IMPACT STATEMENT

In Support of Council File [21-0523](#)

EVICITION DIVERSION PROGRAM / CITY OF PHILADELPHIA PROGRAM MODEL / LANDLORD / RENTAL ASSISTANCE / MEDIATION / COVID-19 PANDEMIC

The March, 2020 Los Angeles City Emergency Tenant Protections Ordinance provides tenants with a defense against eviction due to COVID-19 related loss of income and inability to pay rent. The Ordinance allows that renters have 12 months after the emergency is lifted to repay back rent. The Los Angeles City Housing and Community Investment and Development Department (HCIDLA) did a survey of tenants and found that approximately 67 percent of renter households were behind on rent, and 278,000 renter households behind in rent earned less than 30% of Area Median Income.

Even though tenants have 12 months to repay back rent, those rental households will be severely burdened by rent debt in addition to paying high monthly rent. Tenants have been encouraged to apply for rental assistance programs, but those programs are limited in scope and funding, and in many cases landlords opt out of rental assistance programs. As a result, tenants are faced with mounting rent debt and an eviction cliff when the tenant protections are lifted.

The City of Philadelphia Municipal Court recently ordered that landlords cannot file an eviction action until they first apply for rental assistance with the City's Emergency Rental Assistance Program. Upon completing the application the landlord automatically will be enrolled in an Eviction Diversion Program. The program assists landlords and tenants by helping them to come to an agreement to pay back rent and avoid eviction through diversion to rental assistance programs, mediation, and avoid court.

This Motion requests that the Housing and Community Investment and Development Department (HCIDLA) study the feasibility of implementing an Eviction Diversion Program modeled after the City of Philadelphia program.

The Silver Lake Neighborhood Council recommends that tenants should be afforded legal counsel / support before entering into and during mediation. [Traditionally, landlords have enjoyed a 90% success rate at eviction](#) proceedings because they are represented by landlord attorneys. Mediators may favor landlords and push for the path of least resistance which is to negotiate a move-out agreement, when actually the tenant needs to stay housed. Therefore, tenants need to be represented by tenant attorneys or legal advocates in the mediation process.

The SLNC urges the City Council to vote FOR the Resolution.

PRESENTED BY: Anthony Crump

SECONDED BY: Kristen Egermeier

YES: 18, NO: 0, ABSTAIN: 0, INELIGIBLE: 0, RECUSAL: 0

ON THIS DATE: July 12, 2021