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Your Community Impact Statement Submittal - Council File Number: 24-0457

LA City SNow <cityoflaprod@service-now.com>
 Reply-To: LA City SNow <cityoflaprod@service-now.com>
 To: Clerk.CIS@lacity.org

Mon, Aug 12, 2024 at 9:26 PM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Echo Park

Name: Mansoor Khan

Email: khan.epnc@gmail.com

The Board approved this CIS by a vote of: Yea(11) Nay(0) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/23/2024

Type of NC Board Action: Neutral Position

Impact Information

Date: 08/13/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 24-0457

City Planning Number:

Agenda Date:

Item Number:

Summary: If the Los Angeles City Council truly cares about affordable housing, we believe the following actions should be taken: 1. Increase the Number of Low-Income Units: Developers typically meet only the minimum requirements for low-income units. Raising these requirements would ensure a more significant contribution to affordable housing. 2. Adjust Policies on Finding Low-Income Tenants: The current 180-day period to find a low-income tenant, after which units can be rented at market rate, effectively reduces the number of low-income units available. This policy needs revision to ensure these units remain accessible. 3. Restore Previously Lost Low-Income Units: Units lost due to redevelopment should be returned to low-income status, especially if developers received bonuses based on the promise of providing low-income

housing. 4. Base Low-Income Standards on Wages, Not Market Rates: Current policies that tie low-income housing to inflated market rates are counterproductive. Standards should reflect actual wage levels in the community to ensure true affordability. 5. Curb Monopolistic Practices by Developers: Many large-scale developments within the same area are controlled by the same developers, artificially inflating market rates through a lack of real competition. Addressing these monopolistic practices is essential. 6. Implement a Vacancy Tax: To discourage holding properties vacant at market rates, a vacancy tax should be introduced. This would encourage the true market rate and make housing more accessible. 7. Investigate Potential Antitrust Violations: The use of algorithms and other means to manipulate market prices should be scrutinized for possible antitrust violations. 8. Furthermore, this should be citywide and the amended boundary by Hernandez are unclear?

Ref:MSG10912505



EPNC CIS CF 24-0457.pdf

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ECHO PARK NEIGHBORHOOD COUNCIL



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COMMUNITY IMPACT STATEMENT COUNCIL FILE 24-0457

CERTIFIED COUNCIL
APRIL 16, 2002

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August 7, 2024

Dear Councilmember Hernandez,

Thank you for your motion addressing the critical issue of preserving affordable housing (very low -income, low-income and moderate-income housing) in Los Angeles, particularly within Council District 1. As representatives of the Echo Park Neighborhood Council, we share your deep concern regarding the rapid loss of Rent Stabilization Ordinance (RSO) units and the displacement of our most vulnerable community members.

In Echo Park, we have witnessed numerous projects where the end result was a net loss of affordable units. Despite developers' claims about the urgency of providing low-income housing, the number of units marked for demolition often exceeds the current rent-stabilized units on these properties. This paradox has not only exacerbated the housing crisis but also led to a loss of community heritage and stability.

A significant issue is that many families learn about redevelopment plans for the first time through our flyers for neighborhood council meetings. By then, the approval processes for these projects are already well underway, leaving residents with insufficient time to understand their rights and prepare for relocation. The fast-tracking of projects, combined with reduced oversight, has increased homelessness and jeopardized the safety of future residents by bypassing essential safety measures such as the California Environmental Quality Act (CEQA).

This lack of oversight has emboldened developers to employ tactics that strip away the history, dignity, equity, and rights of our community's most vulnerable populations. Meanwhile, these same developers receive bonuses and taxpayer money for their projects, further aggravating the situation.

If the Los Angeles City Council truly cares about affordable housing, we believe the following actions should be taken:

1. **Increase the Number of Low-Income Units:** Developers typically meet only the minimum requirements for low-income units. Raising these requirements would ensure a more significant contribution to affordable housing.
2. **Adjust Policies on Finding Low-Income Tenants:** The current 180-day period to find a low-income tenant, after which units can be rented at market rate, effectively reduces the number of low-income units available. This policy needs revision to ensure these units remain accessible.
3. **Restore Previously Lost Low-Income Units:** Units lost due to redevelopment should be returned to low-income status, especially if developers received bonuses based on the promise of providing low-income housing.
4. **Base Low-Income Standards on Wages, Not Market Rates:** Current policies that tie low-income housing to inflated market rates are counterproductive. Standards should reflect actual wage levels in the community to ensure true affordability.
5. **Curb Monopolistic Practices by Developers:** Many large-scale developments within the same area are controlled by the same developers, artificially inflating market rates through a lack of real competition. Addressing these monopolistic practices is essential.
6. **Implement a Vacancy Tax:** To discourage holding properties vacant at market rates, a vacancy tax should be introduced. This would encourage the true market rate and make housing more accessible.
7. **Investigate Potential Antitrust Violations:** The use of algorithms and other means to manipulate market prices should be scrutinized for possible antitrust violations.
8. Furthermore, this should be citywide and the amended boundary by Hernandez are unclear?

We urge the City Council to consider these measures seriously to protect our community's affordable housing (very low-income, low-income. and moderate-income housing) stock and ensure the well-being of our residents. We support your motion for an Interim Control Ordinance and hope it will be a step towards more comprehensive and effective housing policies.

Thank you for your attention to this matter. We look forward to working together to create a more equitable and stable housing environment for all Angelenos.

RESOLUTION

On July 23, 2024, the EPNC Board of Governors held a Brown Act noticed-meeting, at 7pm. With a quorum of 12 board members present and vote count of 11 yeas, 0 nays, and 1 abstentions, the Board resolved to write a CIS for Council File 24-0457

Respectfully,
Echo Park Neighborhood Council

Mansoor Khan
Secretary, Echo Park Neighborhood Council