



Serving the Silver Lake Community Since 2003

1850 W. Silver Lake Drive L.A.
Los Angeles, California 90026
Phone 323-413-SLNC (7562)
Email board@silverlakenc.org

Co-Chairs	Anthony Crump Nicholas Fox Robbins
Vice Chair	Nora Goudsmit
Treasurer Elect	Maebe A. Girl
Secretary Elect	Tina Lin

HOUSING AND TENANT'S RIGHTS COMMITTEE

Tuesday, October 20th, 2020 6:00pm – 7:30pm

Zoom Online Meeting <https://us02web.zoom.us/j/92366017762>

or by telephone by calling (669) 900-6833 and entering Webinar ID: 923 6601 7762#

A G E N D A

VIRTUAL MEETING TELECONFERENCING NUMBER FOR PUBLIC PARTICIPATION

In conformity with the Governor's Executive Order N-29-20 (MARCH 17, 2020) and due to concerns over COVID-19, the Silver Lake Neighborhood Council meeting will be conducted entirely telephonically.

Every person wishing to address the Neighborhood Council must dial (669) 900-6833, and enter 923 6601 7762 and then press # to join the meeting. Instructions on how to sign up for public comment will be given to listeners at the start of the meeting

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – The public is requested to dial *9, when prompted by the presiding officer, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting the Department of Neighborhood Empowerment by email: NCsupport@lacity.org or phone: (213) 978-1551.

PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 200 N. Spring Street Los Angeles, CA 90012 and at our website: www.empowerla.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Name at (213) 978-1551 or email: NCsupport@lacity.org

The City's Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us.

The Committee does not take action on behalf of the full Neighborhood Council Board. It considers proposals and forwards Committee-approved recommendations as proposed motions to the full Board. The Board will consider the Committee's recommendations at a future public Board meeting and may take final action on the recommendations.

SERVICIOS DE TRADUCCIÓN - Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte la secretaria de SLNC de la Mesa Directiva, al (323) 413-7562 o por correo electrónico secretary@silverlakenc.org para avisar al Concejo Vecinal.



Serving the Silver Lake Community Since 2003

1850 W. Silver Lake Drive L.A.
Los Angeles, California 90026
Phone 323-413-SLNC (7562)
Email board@silverlakenc.org

Co-Chairs	Anthony Crump Nicholas Fox Robbins
Vice Chair	Nora Goudsmit
Treasurer Elect	Maebe A. Girl
Secretary Elect	Tina Lin

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

PUBLIC POSTING OF AGENDAS – Neighborhood Council agendas are posted for public review as follows:

- Community Bulletin Board, Silver Lake Recreation Center, 1850 W Silver Lake Drive (at Van Pelt Place) Los Angeles, CA 90026
- www.silverlakenc.org
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at <https://www.lacity.org/subscriptions>

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chairperson.

ALL AGENDA ITEMS ARE ACTIONABLE UNLESS OTHERWISE NOTED.

1. **WELCOMING REMARKS:** (10 minutes)
 - A. Call to order
 - B. Committee roll call
 - C. Self-Introductions of guests
2. **GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS:** (10 minutes)

Comments from the public on non-agenda items within the Committee’s jurisdiction: to comment via the Zoom app, use the ‘Raise Hand’ function, or dial *9 via the call-in number (Up to two minutes per speaker)
3. **PRESENTATIONS:** (10 minutes)
 - A. Updates from any City/County representatives in attendance
4. **ADMINISTRATIVE ITEMS:** (5 minutes)
 - A. Review and Adoption of July and September Committee Meeting minutes
5. **MOTIONS & RESOLUTIONS:** (45 minutes)
 - A. Discussion and possible action regarding planning for the Housing & Tenant’s Rights Panel. Outreach/Translation/Implementation/Agenda.
 - B. Motion and Possible Action on CIS for Council File: 20-0189. Raising the numbers of Extremely Low Income, Very Low Income, or Lower Income units required under TOC.
 - C. Discussion of expanding outreach to include as many Silver Lake tenants as possible in the committee.
6. **COMMITTEE MEMBER ANNOUNCEMENTS:** (15 minutes)
 - A. Co-chair or Member announcements
 - B. Donna Barstow (10 Minutes)
7. **REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS:** (5 minutes)
8. **ADJOURNMENT**

HOUSING & TENANTS RIGHTS COMMITTEE DRAFT MINUTES

Thursday, July 9, 2020
6pm - 7:30pm

1. Call to order 6:05 pm

Self-introduction of guests: Ben Cassorla, Ninotchka Regets, Debbie Slater, Donna Barstow,
Jane Demian, Maebe A Girl, Samantha Danner, Tina Lin

2. General Public Comment (Non-Agenda Items)

Donna: COVID extension and money issues.

Carol: new free legal housing clinic sponsored by CA Women's law Center, attorneys available to answer tenants questions (shared flyer and contact info).

Carol: New Housing & Tenants Rights Facebook page

Jane: announcement of "Ask an Attorney Hour" tenants can ask questions, she's on that call almost every day helping tenants

Maebe: email from Angie Aramayo from Mayor Garcetti's office re: emergency rental subsidy program, contact her Maebe.a.girl@silverlakenc.org.

3. new Covid-related tenant issues & protections - summaries and discussions (out of agenda order)

a) California Judicial Council issues "Rule 1" emergency ruling on evictions & foreclosures "no court summons can be issued"; rule will apply for 90 days after Governor lifts State of Emergency.

<https://wclp.org/summary-california-courts-emergency-rule-on-evictions-and-foreclosures/>

Jane: put into effect April 6, 2020. No summons will be issued, rule will remain in place until emergency is lifted statewide plus 90 days. Apartment Association and other landlord groups wanted to lift rule early, tenants groups pushed back so emergency is still in place. We now have AB 1436 will hopefully pass to protect tenants, these 2 things are linked. Ben: what is earliest Date it will be lifted?
Jane: September 1, but could be extended again. "UD Day".

b) AB1436 - Chiu - statewide ban on evictions for back rent owed due to pandemic, with up to 15 months to repay after emergency has lifted. Jane: needs to pass, now protection is only 12 months, most important thing is that a tenant cannot be evicted for rental amount owed, burden to prove COVID is landlord must prove tenant cannot pay, tenant protected for 90 days after emergency is lifted. April 1 is important date. Wendy Carillo Field Deputy, we need to call State Senate and Reps to ask them to vote YES, it's in committee now. Mortgage Forebearance might be added to it. We could join with small landlords to help push bill forward. SB1410 delays landlord must agree to Carol: hard to pass without some sort of landlord forbearance. Another bill dealing with this has been suspended. Ben: What is progress of bill now? Jane: Campaign starting soon after legislative recess, hoping to pass by September. Donna: Do we know what percentage of renters are not paying? Jane: about one third do not have money to pay rent, statewide. Ben: We need to end our meeting at 7p.

Ben: another Zoom meeting happening, we may get kicked off Zoom, tech issues with scheduling.

c) City Council approves \$100M Emergency Rental Assistance Program, Lottery, Money goes directly to landlords. Jane: problem is not enough money, that's why they set up lottery, tenants have to fill out application, provide documentation, if chosen, landlord will be given 1K for the next 3 months, but balance is still owed by tenant. Needs to completely forgive balance of rent, not great for tenant protections. Samantha: any advocacy we can do? Jane: various groups have been pushing CC and didn't get very far. Money is already wasted in sense it's paid directly to LL w/o tenant protections. Could be used for new units etc. Samantha: only a short term solution. Donna: what is window? Jane: just starting this week Maebe: July 13-17

d) LAPD participation in assisting landlords who are illegally locking out tenants for non-payment of rent Jane: LAT article about it, she wrote letter to ERNC asking LAPD and CC and Feuer to stop practice of illegal lockouts. LAT article lists number of illegal lockouts between March and May, will probably increase in LA. These are tenants who are not trespassing. LATU has been very involved in breaking locks and helping get tenants back into their homes. Ben: Any activism getting in the way of these lockouts? Jane: We have illegal lockout hotline, plus LATU has response line, they will bring bolt cutters, will do anything to get tenants back in, legal observer will come to legally observe what's

happening. Ryu and O'Farrell need to be made aware and full CC. Ben: can reach out to MOF office, talk to Mary. Jane: can send us her letter; hotline number 213.340.4714.

- e) City Council ordinance to protect tenants with "private right of action" right to sue landlord if "tenant protection ordinance" is violated (related to unresolved anti-tenant harassment ordinance 14-0268-S13) Jane: ordinance in question, if LL is in violation, they can be sued. Attorneys on call ready to go. They've had several tenants involved in this, normally tenants are on defensive, this puts them on offensive.

4. Proposition 21 - "Rental Affordability Act" rent control measure on Nov ballot

Carol: AHF sponsored measure, also sponsored Prop 10 which failed. Jane: it's a proposition, not a bill. Carol: Costa Hawkins gutted rent control in CA, this prop would apply a more rolling deadline. Group called Liveable CA, will be very contentious. AA will be throwing lots of money, lots of propaganda. Samantha: struggling to understand AHF involvement, are they honest actors? Carol: I've been involved with them, I know people close to group, they've been around since the AIDS crisis, purchased housing for hospice care. Care deeply about housing but ruffle a lot of feathers, are not pro-density, are now acquiring buildings to be used for affordable housing. Michael Weinstein tends to be somewhat undiplomatic, does not take a soft tone, is sometimes offensive but I do trust their mission.

Ben: We're going to get kicked off soon, we need another meeting fairly soon.

5. Personal Shelter Unit Program - Rev. Kyle Joachim - Silver Lake Community Church

Presentation about program to install mobile housing on private property in connection with the American Tiny House Association. Ben: Rev Kyle can speak next time. Carol: It's a very innovative program.

Carol: will look into scheduling, will have another meeting soon.

Adjournment 7:01

Silver Lake Neighborhood Council
Housing & Tenants' Rights Committee Meeting Minutes
9/15/20, 6pm

1. Welcoming Remarks

a. Call to Order

Meeting called to order at 6:04pm

b. Committee roll call

Co-chairs Ben Cassorla & Samantha Danner present; all attendees are eligible voters

c. Self-introduction of guests

Ben Cassorla - co-chair of the Housing and Tenant's rights (HTR) committee and Silver Lake Neighborhood Council (SLNC) board member

Carol Cetrone - Former co-chair. Started HTR committee with Jane Demian. She is also a member of the UDP committee.

Donna - got involved during her own eviction, when she was chair of her building's tenants committee. She has been an activist and involved with the LA Tenants Union. She has been moving frequently after her eviction from a building in Silver Lake.

Jane Demian - serves as Eagle Rock Neighborhood Council homelessness liaison. She was evicted twice as a tenant in Silver Lake and then moved to Eagle Rock, She has been a caseworker with LATU since 2017. She is taking workshops about new laws.

Samantha Danner - co-chair of the HTR committee and board member of the SLNC representing Region 1. She wants to help the community and prevent further evictions and increase in homelessness brought on by Covid-19.

Maebe - She is a board member and treasurer of the SLNC, and is also the LGBTQIA committee chair. It's been a while since she attended this committee, but she wants to get more involved.

Miranda - She is interested in tenants rights/homelessness. She has been in Silver Lake for 20 years. She is also a member of Ground Game LA.

2. General Public Comment on Non-Agenda Items

Carol - noted a new program through LA County called Stay Housed LA. She shared the website and an overview document via screen share. Posted to HTR Facebook page earlier today.

Jane - Stay Housed LA is part of the Right to Counsel Coalition. This is a group of 10 service providers funded by LA county who will help with evictions, harassment and habitability issues among other things

Donna - glad to hear about Stay Housed

Samantha - asked Jane if Stay Housed LA is connected to HCID?

Jane - No, but the money to fund the program comes from the CARES act. The program has been in the works for a while. It is meant to provide legal representation to tenants.

This representation is not codified yet (like how criminal defendants have rights to attorney), but eventually, that's the goal.

3. Presentations

- a. *Updates from any City/County representatives in attendance*
n/a

4. Administrative Items

- a. *Review and Adoption of 8/18/2020 Minutes*

Ben - July meeting minutes will be on the next agenda

Carol - spelling correction for 'roll call'

Ben motions to adopt the minutes including the copy edit.

Samantha seconds the motion.

All are in favor; August 2020 minutes are adopted unanimously.

5. Motions & Resolutions

- a. *Setting a consistent committee meeting date & time*

Maebe - notes that the Homelessness Committee already meets on the second Tuesday of the month

Jane - the third Tuesday is fine for her, but second/fourth Tuesdays are busy.

Donna - unavailable on Mondays; lots of popular TV shows are on Monday nights so might be best to avoid these.

Miranda - likes the 6pm time for Tuesday, and thinks we should make it possible for Jane to be able to join in future

Samantha - raised the possibility of reviving joint committee meetings with the Homelessness committee.

Ben - thinks getting everyone together for joint committee meetings is a good idea, but probably not possible for every month. Ideally it would be best to quarterly. Ben recommends the third Tuesday of the month at 6pm.

Ben motions to hold HTR committee meetings every third Tuesday of the month from 6-7:30pm, unless a joint meeting of the Homelessness and HTR committees is scheduled.

Carol seconds the motion.

All are in favor; HTR meetings will be held on the third Tuesday of the month going forward.

b. Discussion and possible action regarding a virtual Housing & Tenant's Right Panel

Ben - Introduced the motion for a virtual HTR panel to be hosted by the SLNC. He notes it is confusing to know one's rights as a tenant with the various city/state/federal agencies involved. He also hopes to spread the idea to other NCs to get more people to attend.

Maebe - She thinks this is a fantastic idea; we could model this after the joint LFNC/EHNC civil rights panel on redlining. Maebe is talking with one of the organizers of that series to host an LGBTQ issues panel in the future. She recommends suggesting tenants' rights as a topic for this series.

Samantha - wants to make sure we can do this in a timely fashion.

Ben - Notes that he did something similar with the Small Business committee a few months ago via a Zoom webinar. That came together pretty quickly. No funding from the SLNC was needed.

Samantha - We could host something as early as late October if we are not requesting funding.

Maebe - thinks this could come together very quickly if all we want to do is use the SLNC logo.

Jane - given the urgency of the issue, could the committee put together some info to distribute in the SLNC newsletter?

Donna - doesn't like Nextdoor [neighborhood-based social networking website] but she is looking there for new housing and they put up city announcements, so we could consider sharing this information on Nextdoor as well.

Carol - has a question about panelists: Do we have any ideas for specific people to ask, or what types of people we'd like to see? She would like to see someone from LATU or HCID. If we're planning to reach out to other neighborhood councils, reach out to Echo Park

Samantha - Can spread word of this event through CD13 Alliance because all of the other NCs in the alliance have many renters and would benefit from this information.

Ben - would like to invite Jane, someone from the city (e.g. HCID, Council District 4/Council District 13)

Miranda - this is a big enough issue that lots of info should be conveyed. Should this be a standalone panel? She thinks we should advertise through social media and Nextdoor. She also suggests trying to accommodate Spanish speaking neighbors.

Carol - This is a very good point, we need to have a translator.

Samantha - This should be freely available through the city's accessibility service. Would it be a good idea to include a landlord or representative of the California Apartment Association (CAA)?

Jane - appreciates the intent of this idea but doesn't think it's necessary, since CAA wrote AB 3088, it's already got landlords' perspectives in mind. Also this might take away from providing information to tenants or might make it too political.

Carol - in working with Jane, she has found that the landlord's point of view is already taken into account in most cases. Rent forgiveness doesn't work without mortgage forgiveness. There is a balance to be struck with all of this.

Donna - We're missing a world of information from not having a landlord come to meetings. Having a landlord may not be appropriate for the panel discussion, but it would certainly be good to have a landlord involved.

Ben - Relatedly, he thinks this should be brought to the Latinx community. Inquilinos Unidos (a Latinx-serving tenants' rights group) could be involved. He asks if the whole meeting should be conducted in Spanish? He also liked Donna's idea of having landlords involved but agrees with Carol and Jane that it's not the best forum for landlord involvement.

Jane - agrees that there is an interpretation provision. The city can provide equipment. In a virtual setting, there could be one room for Spanish speakers and one room for English speakers. Agrees that we should have landlords come in to a regular meeting but not to the panel.

Miranda - Also agree that it would be better not to have landlords on panel but would like to have ally landlords present at future meetings.

Samantha - as long as no money is requested, we should be ready to narrow down the date to late October/early November. We should also narrow down who to invite as panelists.

Jane - suggests someone from HCID and someone from LATU.

Carol - suggests HCID, LATU, a tenant attorney (from somewhere like the Coalition for Economic Survival, Stay Housed LA, Inquilinos Unidos, or LACLA). Bet Tzedek, the Legal Aid Foundation, and several other legal services providers are part of Stay Housed LA so probably not necessary to invite them separately.

Ben - Suggests reaching out to everyone because we may end up with just one or two people available. He asks if we should pick a date now?

Samantha - good idea to pick a date. She suggests having three categories of people: a tenant lawyer, a tenant advocate, and someone from HCID.

Jane - agrees that it's a good idea to have three categories. Don't really think HCID would bring a lot to the table. City agencies are very overwhelmed. Would give party line and not much else; would likely be better to have someone else.

Ben - Notes it is almost time for the meeting to end.

Samantha - wants to include the city because this would be sponsored by NCs. Notes that we can figure out more details after we agree whether we'll host this panel at all..

Carol - agrees that HCID is not really the best. Maybe a liaison from a Council District office would be a better choice?

Ben - will try to contact the city and find someone. Carol/Jane/Donna would have good city contacts. In lieu of a specific date, can we say we will hold this in the last week of October?

Ben - motions to send to the full board discussion on the hosting of a panel for tenants/residents of Silver Lake to help navigate city/state/federal laws, to be paneled by tenants' rights organizations, lawyers, and representatives of the city, and to be scheduled in the last week of October.

Seconded by Samantha.

The motion passes unanimously.

c. Discussion of newly enacted Federal (CDC Eviction Moratorium) and State (AB 3088) Housing Laws and their effect on Silver Lake tenants.

Ben - asks for Jane to talk on these issues

Jane - has taken workshops on these laws. AB 3088 went into effect on Sept 1. Most people are concerned whether the state law is equitable everywhere in the state. Each jurisdiction has their own ordinances and it's unclear how 3088 interacts with those other ordinances. In LA city, eviction protections are still in effect, but it is not clear which rules take precedent for LA county. City attorney Mike Feuer wrote a statement for the city of LA.

3088 says that for tenants unable to pay rent from March through September 2020, they can't be evicted. A certification must be sent from the tenant to the landlord. From September 1, 2020 to January 31, 2021, tenants must send a declaration of non-payment and they are responsible for paying at least 25% of rent each month. HCID might screw this up. It is not clear who should do what and when. Protections against evictions include many reasons like unauthorized occupants and pets, etc. There is then a separate repayment issue for back rent, which starts March 1, 2021. LATU is upset that there's no rent cancellation (which should also be accompanied by mortgage cancellation). Tenants will be required to pay back rent, or landlords can go to small claims court and still evict them. The CDC guidelines deal with non-payment of rent that's not Covid-related. CDC doesn't have a time limit to submit a declaration of inability to pay. She also notes that the tenant must send a landlord a new declaration every month after September. The small claims limit was increased. CDC declaration doesn't provide repayment guidance for the different jurisdictions. LA City

tenants are more protected than some other tenants in CA because there is no expiration date on our ordinance. The CDC ruling expires December 31, 2020. AB 3088 is active through January 31, 2021. March 1, 2021 is when repayment will begin. Currently there are no attorneys allowed in small claims court, but attorneys can negotiate with landlords on behalf of tenants out of court

Samantha - Will there be a payment plan/loan options after March 1, 2021?

Jane - The state will work with all parties to put together other options for tenants/landlords to come up with better solutions. Right now we are waiting for the election outcome. Hopefully when the legislature reconvenes, they will actually protect tenants. The CDC's goal is to prevent more homelessness. The state needs to help people and we're just waiting on money that doesn't seem to be coming.

Donna - Is the declaration only for non-payment of rent? Does it cover other evictions?

Jane - The LA ordinance covers other evictions. 3088 gives all tenants just cause protections.

Carol - 3088 covers all tenants?

Jane - It does, so this is better than AB 1482.

d. Discussion of expanding outreach to include as many Silver Lake tenants as possible in the committee.

Ben - wants to highlight the importance of this and wants to help more people out through this committee. It is especially important to reach out to the Latinx community. He has talked to Dulce Stein [chair of Latinx committee] about collaborating. We want to expand outreach beyond just the members of the committee.

Samantha - thinks we should use SLNC's social media platforms to promote tenants' rights services/information, and also likes Donna's idea to post on Nextdoor (unless it is a paid service).

Donna - not sure if it's an advertisement that requires payment because other city agencies seem to be able to post notices.

Jane - if we are having meetings on a regular day, it will be easy to get people to come because it's just a set time.

Carol - this was an original goal of the committee. The Spanish-speaking community reads Nextdoor and that might be a good way to reach out more to Latinx people. Last year, we also tabled at the SL farmer's market. We could do other local events whenever that is safe in the future.

6. Committee member announcements

n/a

7. *Requests for future agenda items*

n/a

8. *Adjournment*

Meeting adjourned at 7:32pm.



Serving the Silver Lake Community Since 2003

P.O. Box 26385
Los Angeles, California 90026
Phone 323-413-SLNC (7562)
Email board@silverlakenc.org
www.silverlakenc.org

Co-Chairs Nick Fox Robbins
Anthony Crump
Vice Chair Nora Goudsmit
Treasurer Maebe A. Girl
Secretary Tina Lin

Council File: 20-0189

To: City Council and Departments

October 20, 2020

Mr. Vincent Bertoni (vince.bertoni@lacity.org)
Director of City Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Ms. Shana M. M. Bonstin (shana.bonstin@lacity.org)
Community Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Ms. Lisa Webber (lisa.webber@lacity.org)
Project Planning
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

Re: Transit Oriented Communities Restricted Affordable Units

Currently a TOC density bonus is granted in exchange for some number of units set aside for Extremely Low Income, Very Low Income, or Lower Income tenants. The number of restricted units depends on the TOC tier as defined by the type of transit stop and the distance from said stop. Tier 4 (less than 750 feet from a rail or Rapid bus stop), for example, requires 11% ELI or 15% VL or 25% LI.

Residents of Silver Lake are being squeezed out of the neighborhood as buildings with units that are affordable to the middle class are demolished and replaced with buildings that contain market rate units with some restricted affordable units. Residents of Silver Lake cannot afford the market rate units and do not qualify for the restricted affordable units and are therefore forced to move out of their chosen community.

The Silver Lake Neighborhood Council is interested in preserving the middle-class nature of our community. As a result, we propose that the Silver Lake section of the Silver Lake-Echo Park-Elysian Valley Community Plan be updated to require that TOC projects set aside 75% of the units as Restricted Affordable Units. The proposal is that there are no changes to the current set-aside for ELI, VLI, or LI

tenants and that the remainder of the 75% be affordable to people of Moderate Income (80% to 120% of the Silver Lake Area Median Income today).

This proposal provides developers with the ability to build 25% of their units for rental at market rate while delivering some low-income affordable units and also helps to maintain the middle-class community that lives in Palms today.

The Silver Lake Neighborhood Council also wants to see better enforcement of the covenant for affordable housing. HCID-LA must maintain a database of TOC affordable units and make sure they are rented as the law intends.

We understand that neighborhoods change. We welcome the influx of market rate and low-income affordable units. We request that the Silver Lake rental market also caters to the middle class.

Respectfully,

CC:

Office of Council District 4 (Councilmember.ryu@lacity.org)

Office of Council District 13 (Councilmember.ofarrell@lacity.org)

200 N. Spring St.

Los Angeles, CA 90012

The Honorable Members of the Planning and Land Use Management Committee and the Housing Committee

c/o Office of the City Clerk

Los Angeles City Hall

200 N. Spring Street, Room 395

Los Angeles, CA 90012

(clerk.plumcommittee@lacity.org clerk.housingcommittee@lacity.org)

xx Yay xx Nay xx Abstain xx Recusal