



PALMS NEIGHBORHOOD COUNCIL



September 11, 2018

Council President Herb Wesson
200 N. Spring St., Room 430
Los Angeles, CA 90012

Dear Councilmember Wesson,

Please find attached the motion to support Proposition 10 passed by the Palms Neighborhood Council at its regular meeting on September 5, 2018.

Sincerely,

On behalf of the Palms Neighborhood Council

A handwritten signature in blue ink, appearing to read "Nick Greif".

Nick Greif
President

Cc: Councilmember Paul Koretz; Assemblymember Sydney Kamlager-Dove; Senator Holly Mitchell; Doug Fitzsimmons – WRAC

Palms Neighborhood Council - Nick Greif, President / Andres Cuervo, Vice-President / V. Claire Jadulang, Secretary / Melissa Wyatt, Treasurer / Alison Regan, Community Org. Rep. / Jenn Gers, Residential Rep. A / Pam Fellin, Residential Rep. B / James Dusenberry, Residential Rep. C / Paul Seo, Residential Rep. D / Elena Albright, Residential Rep. E / Maria Muñoz, Business Rep. 2 / Zale Richard Rubins, Business Rep. 3

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MOTION

WHEREAS California is facing the greatest affordable housing crisis the state has ever experienced, with Los Angeles at the epicenter. More than 54% of Angelenos are renters, and average rents have spiked dramatically so that more than half of renters are paying more than 30% of their income in rent. Experts predict that more than 3 million housing units will have to be built before any relief in rental prices can be expected.

WHEREAS, a city that is economically diverse, where families of all income levels can afford to live, is a more vibrant and prosperous city. But more and more of our cities' residents are being forced out of their homes because of skyrocketing rents and the city's inability to enact even modest tenant protections because of the current state law, Costa-Hawkins.

WHEREAS the Costa-Hawkins Rental Housing Act of 1995 (Costa-Hawkins) prohibits cities from regulating the rent once a tenant has vacated a unit, so that the landlord can charge the next tenant any amount the market will bear, a policy known as vacancy de-control. Costa-Hawkins also prohibits cities from subjecting properties built after 1995 to rent control and further prohibits them from updating their ordinances to bring properties built before 1995 under rent control.

WHEREAS the Los Angeles Rent Stabilization Ordinance exempts as "new" construction any property built after 1978, and Costa-Hawkins prohibits Los Angeles from updating the exemption date to bring properties built after 1978 under rent control.

WHEREAS the Los Angeles Rent Stabilization Ordinance regulates rent increases during a tenancy and sets an annual increase at a minimum of 3% and a maximum of 8%. Moreover, owners of properties subject to the ordinance can only evict tenants for cause, such as non-payment of rent. By contrast, owners of rental properties exempt from rent control thanks to Costa-Hawkins can implement rent increases at any time and in any amount. In addition, tenants in exempt properties can be evicted for any reason, or no reason, with just 60 days' notice. This leads to housing instability, evictions and an increase in homelessness.

WHEREAS Los Angeles is one of the hardest hit California cities in the affordable housing crisis and faces unique challenges, including record-high homelessness. Los Angeles should be able to use every tool to provide its residents stable, affordable housing. Costa-Hawkins prevents cities like Los Angeles from enacting effective policies to address the affordable housing crisis.

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WHEREAS Proposition 10, on the November 6 ballot, would repeal Costa-Hawkins and return decision-making authority to local governments to decide how best to address affordable housing issues. One size does not fit all, and Los Angeles should have the ability to use all available tools to protect tenants, prevent homelessness and bring some stability to the rental housing arena.

MOTION: The Palms Neighborhood Council **SUPPORTS** the passage of Proposition 10 to repeal the Costa-Hawkins Rental Housing Act and directs its president to send copies of this motion to Councilmember Koretz, the Los Angeles City Council, our state representatives, Sydney Kamlager-Dove and Senator Holly Mitchell and WRAC.

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