

Notice of Historic Highland Park Homesless, Renters, and Homeless Committee Meeting and Agenda

March 17, 2021 @ 7:00 P.M.

Zoom Meeting Online <https://us02web.zoom.us/j/86947719516>

or By Telephone Dial (669)900-6833 to Join the Meeting Then Enter This Webinar ID: 869 4771 9516
and Press #

AGENDA

1. Welcome, Call to Order, and Roll Call
7:02 P.M.

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

QUORUM ESTABLISHED

ACTION ITEMS (Abstentions are neither counted in favor or in opposition)

2. Discussion and motion to approve today's agenda
Robert Motions. Sasha Seconds

Public Comment: None

Vote = all in favor

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

3. (5 mins) Discussion and motion to approve last month's meeting minutes.

Sasha: motions to approve, Renee seconds.

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
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Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

Motion carries

4. General public comments on non-agenda items. —Comments from the public on non-agenda items within the Board’s jurisdiction ((Limited to 10 min, max 2 min per speaker)

Steve: wants clarification regarding email and the Brown Act.

Sasha & Mary Leigh - If you’re just disseminating information BCC everyone on the email, more of an issue if there is a group discussion outside of a public forum.

Public Comment:

Rick: Can’t BCC still a violation, leave it to 5 people or don’t speak on it. Joined the housing element on city planning. The City is stuck on not resolving the homeless problem. They are trying to eliminate it instead of being reactive, they still are engaging in “affordable housing.” Rick believes low-income housing should be the focus, and that we should go after the City of LA in this regard.

Philip: There has been an increase in people stealing homeless person’s pets, this has happened 3-4 times this week. Please address this issue.

John: Feels that homeless persons are elders who live off social security and that there is no housing available at that price, this is my situation and this will possibly be a crisis soon, I feel like there isn’t a place for me in Highland Park nor Los Angeles. Would like us to help him, he has written to Cedillo who is the Chair of the Housing Committee, he feels ignored.

Sarah Flaherty (CD14): Estrella reached out to her about John’s story & is trying to find resources for him.

5. (5 mins) Update on SELAH Eagle Rock Chapter’s Homeless Outreach and Distribution Program for Highland Park (Natalie & Cooper, Volunteers with SELAH)

Natalie: Volunteers w/SELAH as team lead w/SELAH ER chapter and has branched out to HP outreach team. The NPG passed in January SELAH received the check on Monday March 15. After it posts to account will have more volunteers. March 27 onward will have volunteer opportunities: shopping & bagging (saturdays), outreach (sunday). March 22nd will have volunteer outreach with engagement volunteers and leads. To join: must have been observer already or train to be one to do Sunday outreach, but do not need this to do Saturday shopping/bagging. Nataliewarner3@gmail.com. Shower event 1-4pm this Sat March 20 at Figueroa Lot

Renee: Please work with outreach to let us share this info w/volunteers through our social media.

Public Comment: None

6. (10 mins) Discussion and possible motion to approve CIS in support of CF 20-0200 Rent Stabilization Ordinance (Sasha Rappaport)

Board discussion:

Currently allows rent stabilization allows them to increase 3% each year even if inflation is lower than that. Over the last years inflation has been lower or significantly lower than 3%. As wages increase slowly, housing even in rent stabilized units rent is increasing at a faster rate. This would eliminate that 3% floor and peg rent increases at a fair metric which is 60% of consumer index. This is more standard inflation.

Duncan: Please share screen to show the letter.

Steve: May have to abstain because cannot see it online. Gives historical context to rent control: 1998 RSO.

Mary: Are there other partners on the CIS?

Sasha: Partnered with Eagle Rock and handful of others who have partnered on the same language.

Rose: Thank you, a lot of people are rent-burdened. Besides rent control, some of the tactics are harassment to get people out. There is no vacancy control to increase rent exponentially, hopes we can try to push efforts towards vacancy control in our community otherwise rent-stabilized units don't mean anything.

Public Comment:

Jane: Eagle Rock did not do a CIS it may have been Los Feliz. Our rent stabilization ordinance cannot move past 1978 we are frozen unless Costa Hawkins is repealed. In 2020 the Tenant Protection Act passed - this created an anti-gauging control - this was one type after Prop 10, this is rolling for buildings 15 years or older, there is rent control statewide under that law. Approves of the CIS to submit, not sure when Housing Committee will hear this.

Sarah Flaherty: Great bill but her boss did not write it, it's Councilmember Bonner's bill.

Sasha motions, Duncan seconds.

Vote:

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch			X			
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	6					

Motion carries

7. (10 mins) Discussion and possible motion to approve CIS in support of CS 21-0062 Renter Relief Registry (Sasha Rappaport/Jane Demien)

Jane: Was happy to see this motion from KDL. Put in a line about landlords not being able to decline because previously it was a loophole that has to be closed. If they do decline, money should be paid to tenant and any money paid should not impact their receiving any other programs or relief.

Sasha: There is a real sense of urgency right now because of COVID protections while inadequate are ending at the end of June this year. We live in a city almost 70% of all low income households that are predominantly going to be affected and dealing with a system in place that does not protect them.

Public Comment:

Philip: Has been in contact with KDL, Cedillo, and Garcetti’s office, he and others were in same position where landlords declined. Who can we contact to change stipulation if landlord is the gatekeeper holding the money. It is up to each state to determine that, what plan of action can we do to take this up?

Sarah Flaherty (CD14): This was adopted meaning they proceeded with the HHC recommendation with asking them to create this already, that said, an action to take: that is why I’m here to hear feedback and report back, please email us. I personally agree wholeheartedly. Should we amend to this motion or separate motions entirely - not allowing landlords to refuse assistance, welcome to explore these avenues please email me sarah.flaherty@lacity.org

Sasha: Email me and I can connect folks to Sarah, my email is on agenda.

Sasha motions, Duncan seconds.

Vote: (Steve’s internet cut out, but clarified that he was FOR after the vote).

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					X
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

Motion carries

8. (10 min) Discussion and possible motion to approve CIS in support of Council File # 19-1127 (Rose)

Rose: Found this council file by working with tenants at Ave 50 who are at risk of demolition and losing their homes, this motion was introduced in 2019. It allows the city the first right of refusal to purchase the property rights and property that initiate Ellis Act proceedings. Ellis Act: way that property evicts anyone out of a property even if rent-controlled, originally created for landlords who didn’t want to be landlords anymore, however corporate landlords are displacing entire communities to put in luxury housing or condos, etc. Since 2001 there’s been over 25K

Ellis Act units in Los Angeles, leading to high displacement. This motion: once Ellis Act initiated on a property, the City would have the opportunity to purchase it and preserve the units there. It is sitting in the Housing Committee without being adopted, and believes this will help ease mass evictions and dismantling affordable units. Has not drafted CIS, bringing forward to draft it.

Sasha: Is in favor and wants to help if needed.

Duncan: Knows Wilshire Center Korea Town sent in CIS in support as well, they sent one in Feb.

Public Comment:

Steve: Was going to vote yes on that, please promote me to panelist. Who set the rates on fees for relocation? There should be a requirement that developer makes sure that those displaced are situated in a decent housing, especially senior citizens and those with disabilities.

Clara: We need to preserve housing for our long-term residents who have been here for many years, thinks we can easily pull the language from other CIS to support this.

Jane: ERNC submitted a CIS in April of 2020, you could use that one if you'd like to use as a model. We didn't have a unanimous vote because there were people on the board at the time who thought the Ellis Act was a good time to have, we had to spend time talking about this. It was unfortunate but enough people in the audience spoke up in support. HSID sets the relocation fees, not high enough, doesn't always match the area where they live, does provide more to those who are elderly or disabled and depends on how long they've lived in unit. ERNC CIS puts emphasize on rent-controlled buildings and long-term rental housing. If a building is considered for Ellis Act to be removed, instead of being sold to the developer, first right of refusal given to non profit developer or city, that's the purpose of this motion, believes it's a good motion to support. Should call the mover of the motion and have a talk to encourage them to move out of limbo.

9. (10 min) Discussion and motion on the proposed demolition and development at 511 - 517 N. Avenue 50 (Case # VTT-75004-SL) (Rose)

Rose: There is a proposed demolition and development at this address with many issues: The developer has been misrepresenting how many people live there currently. The tenants there now have habitability issues, manager who is harassing and threatens them with a 3-day notice if they were to complain to HSID about the conditions. One tenant lived there for 40+ years and passed away, last year the manager intimidated the remaining family out of the unit despite there being an eviction moratorium, a typical tactic. HPNC has already written a letter of opposition to this project to the Dept of Planning, but bringing this here to bring a discussion on what else we can do to protect these tenants and advocate for their immediate needs. Would like to request: a public letter of opposition to CD1. The building was sold five years ago and the owners are the ones who want to demolish and build 10 sub-divided lots at market rate. The hearing was scheduled but could not have hearing because of hearing notice error. It says the hearing is "on hold." No hearing has happened as of yet, would like that this letter would go to Cedillo.

Sasha: Happy to work with you and support this.

Duncan: Remembers this from the general board meeting. If there are inaccuracies in the report, this is an opportunity to at least begin pushing back, and buy us organizing time. Sees a notice of public hearing for this case number 511-515 Wednesday Feb 10, did that happen?

Public Comment:

Clara: Would be helpful to provide literature to the residents, supports the NC to do anything to help these residents.

Jane: Recommends to load up the case file with as many letters as possible and show up at the meeting. NC could write a letter opposing the demolition of this property to the Councilmember, in addition individual stakeholders in the area should be writing letters as well.

Rosa: Part of the Garvanza Improvement Association, offers to write a letter.

Sasha: Motions to submit letter to general board to be passed by neighborhood council, including to keep all rent-controlled units as is in Highland Park.

Duncan: Seconds.

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

Motion Passes

10. (5 mins) Discussion and possible action to facilitate a mini-homeless count similar to what Central Hollywood Neighborhood Council has done.

Sasha: In partnership with Jane in Eagle Rock. There will be opportunities to volunteer. We have a blueprint and will be following a plan that's already been successful in Hollywood.

Jane: Good opportunity to work directly with ERNC and Council offices. More to come on this, but the process has started. Cannot be done by driving around, and there will be training involved. We will do this safely within the constraints of COVID.

Public Comment:

Clara: Please give this information online to have folks volunteer.

Philip: There are a few groups such as Street Watch and SELAH, may be good to team up with them.

11. (10 mins) Discussion and possible action regarding unhoused stakeholders voting in the upcoming NC Election (Duncan/Sasha)

Duncan: Thanks to Jane, Sasha, Sarah. We are leaning on a system that they've created that will work for this. We asked DONE what to do for an unhoused neighbor, they didn't have a clear answer. Will bring vote by mail paper applications, they can self-attest on a paper ballot in a margin or somewhere on the ballot that they are unhoused and can write down their cross streets. We will write a service provider address, CD14 offices. Sarah will help collect these. Jane, Natalie, and Cooper working with SELAH to get those ballots into the hands of folks in HP. Please call 213-978-0444, the Clerks' office, to ask for help.

Public Comment:

Jane: The paper application is for anyone who doesn't have access to internet, computer, etc. This creates communication equity for unhoused AND housed residents without a computer or internet access. For unhoused neighbors -Will track, collect, scan the ballots and match them with the person that they filled out an application for and deliver it to them to vote. Re:

Gemma's question: created a flyer for the community in ER for those who don't have access. Could HHPNC do something similar?

Gemma: Thank you Duncan and your committee, Empower LA: they are failing our NC's. How are we making an effort to contact senior citizens? Has personally outreached to senior homes, it is our responsibility to involve them.

Clara: Is upset about the whole process. Is concerned about voting for people of color because overall lack of information, it feels like a farce, it is not serving the Latino community in HP. \

Rosa: Would like there to be more outreach to the community, we need more representation.

12. (5 mins) Discussion and possible action regarding helping the unhoused access vaccination pop-ups in Highland Park (MaryLeigh)

Mary Leigh: Anyone who is unhoused now qualifies for COVID vaccine, what can we do to share this info? I have walked down York/Figueroa and went in to every restaurant open and talked to whoever worked at the counter.

Public Comment:

Natalie Warner: Have been visiting folks for 7 weeks now weekly, has a good rapport. They have been wary when hearing about the vaccines.

Gemma: Locations where flyers are dropped off, where have they been at?

13. (5 mins) Discussion and possible action regarding resources for renters rights, specifically the creation of flyers regarding SB 91 renters rights and renters relief fund (Jane Demien)

Sasha: would like to collaborate on the creation of the flyer and on distribution. I believe NC should be doing this.

Public Comment:

Jane: Renters relief fund will be made available March 30 through an HSID website (computer only). Will be asking renters to upload documents, if they don't know how they will need help. I would like to ask the NC to find ways to upload the docs to the portal to HSID for rental relief. Landlords can apply as well, 80/20 deal if the landlord can accept 80% and will forgive 20% for tenants. If they do can apply, and renters as well, if the landlord opts out renter only gets 25%. Recommends flyer distribution. Look into: Stay Housed LA, LA Tenants Local.

Clara: Could you submit flyers to us that we can print out? Are there flyers to tell rights on NC website?

Steve: Did a survey in HP 5 years ago out of 20 apartments, only one had the regulations where they could view them.

14. Adjournment.

Motion to adjourn: Sasha Motions, Mary Leigh Seconds

Public Comment: None.

Committee Member	FOR	AGAINST	ABSTAIN	RECUSED	INELIGIBLE	ABSENT
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Sasha Rappaport	X					
Duncan Gregory	X					
Renee Garcia	X					
Robert Diaz	X					
Steve Crouch	X					
Rose Serna	X					
MaryLeigh Roohan	X					
TOTAL	7					

Motion passes.