

**COMMITTEE MEMBERS:**

- Chad Manuel
- Asher Landau
- Luis Saldivar, Voting Stakeholder
- Brandi D'Amore, Vice Chair
- Thomas Daniels Valls



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL  
 Certified Council #52,  
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**COMMITTEE MEETING MINUTES**  
**Renters & Housing**  
**Tuesday, May 24, 2022, 7:00 PM**  
**Webinar ID: 899 4733 0974**  
**<https://us02web.zoom.us/j/89947330974>**

Welcome

**7:01 PM start**

1. Roll Call

**Attending**

Brandi D'Amore      Thomas Daniels Valls      Asher Landau      Chad Manuel

**Absent**

Luis Saldivar

2. Approval of Minutes

***Previous board member Joseph Hill took minutes and not in attendance to present his minutes nor did he submit, the April '22 minutes for review. This item will be postponed until next month.***

3. Public Comment on items not on the Agenda (2 minutes each)

***There were no comments from the public on items not on the agenda.***

4. Presentation by Better Neighbors LA <https://www.betterneighborsla.org/>

***Allison Kirste presented on behalf of Better Neighbors LA, presenting its mission relating to LA City's Home Sharing Ordinance. Its goal is to prevent limited affordable rental housing stock from being taken off the market for short-term rentals. They provide elected officials and residents with the tools, information and resources to help enforce the ordinance.***

***She provided some background on the legal restrictions around short-term rentals. The unit must be the owner's primary residence, they must live there for six months out of the year, they cannot rent the unit for more than 120 days of the year, and they cannot rent to one tenant for more than 30 days.***

***Additionally, if apartments, Rent Stabilized Ordinance housing is never permitted for use. In apartments that do not have that classification, only the tenant may engage in homeshare after receiving permission from landlord. Landlords/owners of apartments may never engage in homeshare.***

***She provided its hotline 213.336.5900 to report illegal short-term rentals.***

5. Discussion of United Neighbors Meeting on the Housing Element on May 25, 2022 6:30PM; possible presentation

A) Discussion and possible determination of committee member attendance of meeting  
Zoom Meeting

<https://us02web.zoom.us/j/87850490338?pwd=-BEJeN29FOspm9XsHzdzWe8YB9IMsN.1>

Meeting ID: 878 5049 0338

Passcode: 925895

***Thomas Valls will attend the United Neighbors Meeting on the Housing Element on May 25, 2022 6:30PM and report back to the***

*committee.*

6. Legislative updates on Housing Council Files; Council District 4 may be presenting

***Josh Nuni, Legislative Director for Council District 4, joined the discussion on Council File agenda items to provide background information on each item and advise as to whether a Community Impact Statement (CIS) would be impactful for each item.***

- A) CF of 14-1635-S10 Short-Term Rentals / Unpermitted / Non-Compliant Properties / Enforcement  
 Portal: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=14-1635-S10>  
 Ordinance Motion: [https://clkrep.lacity.org/onlinedocs/2014/14-1635-s10\\_mot\\_08-25-21.pdf](https://clkrep.lacity.org/onlinedocs/2014/14-1635-s10_mot_08-25-21.pdf)  
 Official Action: [https://clkrep.lacity.org/onlinedocs/2014/14-1635-S10\\_caf\\_04-29-22.pdf](https://clkrep.lacity.org/onlinedocs/2014/14-1635-S10_caf_04-29-22.pdf)

1. Discussion and possible recommendation of a CIS to Full Board

***Mr. Nuni advised that the City has difficulty enforcing the Home Share Ordinance. This council item would help enforcement by creating mechanisms to identify units/homes requiring enforcement and a public-facing way to see whether a specific unit is properly permitted for Home Sharing. The report back from City Agencies on this item might take longer than the requested 90 days, and it is worthwhile to submit a CIS. The committee made a motion to recommend to full board submitting a CIS in favor of this council file and will submit recommendations to City Council on what it believes the report back from City agencies should include.***

***Mr. Nuni indicated that neighborhood councils (NCs) have about 90 days to submit suggestions.***

***Motion passed.***

***Committee will discuss how to write CIS in next committee meeting.***

***Motion Made: Motion to recommend a CIS in support of this Council File to Full Board***

**Motion:** Brandi D'Amore      **Second:** Chad Manuel      **Vote:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

**Yes**

Asher Landau      Brandi D'Amore      Chad Manuel      Thomas Daniels Valls

B) CF 22-0277 Cask NX, LLC / Rent Registry Program Upgrades / Tenant Outreach / Contract Amendment

Portal: 22-0277 (CFMS) (lacity.org)  
 Motion: 14KONICA454e\_CH3CPS\_4-20220309141008 (lacity.org)  
 Official Action: 22-0277\_misc\_5-12-22.pdf (lacity.org)

1. Discussion and possible recommendation of a CIS to Full Board

***Mr. Nuni discussed why a Rent Registry for Rent Stabilized Ordinance (RSO) housing is needed and how it will be implemented to tenants. The registry will list RSO units, will provide rental amounts that are provided by landlords (providing tenants an ability to confirm if their rent is same), and will result in direct mailings to tenants of their status. It also has the potential to be utilized in home share enforcement and home share platform registration.***

***Mr. Nuni advised that this council item would also potentially benefit from a CIS. The committee made a motion to recommend to full board submitting a CIS in favor. Mr. Nuni advised that any decision should be sent directly to the Los Angeles Housing Department as well as to the Council File.***

***Motion passed.***

***Committee will discuss how to write CIS in next committee meeting.***

***Motion Made: Motion to recommend a CIS in support of this CF to Full Board***

**Motion:** Brandi D'Amore      **Second:** Asher Landau      **Vote:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

**Yes**

Asher Landau      Brandi D'Amore      Chad Manuel      Thomas Daniels Valls

C) CF 22-0002-S48 AB 2050 (Lee) / Ellis Act Evictions / Ownership Requirement / Apartment Buildings

Portal: <https://cityclerk.lacity.org/m.clerkconnect/#/CFIResult>  
 Resolution: [http://clkrep.lacity.org/onlinedocs/2022/22-0002-S48\\_reso\\_03-29-22.pdf](http://clkrep.lacity.org/onlinedocs/2022/22-0002-S48_reso_03-29-22.pdf)  
 Official Action: [http://clkrep.lacity.org/onlinedocs/2022/22-0002-S48\\_misc\\_4-29-22.pdf](http://clkrep.lacity.org/onlinedocs/2022/22-0002-S48_misc_4-29-22.pdf)

## 1. Discussion and possible recommendation of a CIS to Full Board

**California legislation created - and voted in affirmative (according to Mr. Nuni) - to prevent the ability to utilize Ellis Act evictions within the first five (5) years of purchase of a new property. The City of Los Angeles then wrote this CF to support the State legislation.**

**Though State already passed, Mr. Nuni believed this council item would also still potentially benefit from a CIS. The committee made a motion to recommend to full board submitting a CIS in favor of this**

**Motion passed.**

**Motion Made: Motion to recommend a CIS in support of this CF to Full Board**

**Motion:** Asher Landau                      **Second:** Brandi D'Amore                      **Vote:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

**Yes**

Asher Landau                      Brandi D'Amore                      Chad Manuel                      Thomas Daniels Valls

## D) Council File 22-0534 City of Los Angeles Article 34 Authority / Proposed Ballot Measure / 2022 General Election / Amendment

Portal: 22-0534 (CFMS) (lacity.org)

Recommendation: LAHD Article 34 Ballot Measure Transmittal.pdf (lacity.org)

## 1. Discussion and possible recommendation of a CIS to Full Board

**The committee had questions on the proposed ballot measure, which would increase each council district's Article 34 authority to build affordable housing. Many council districts do not utilize their current authority to build (i.e. they each currently have authority for 3,500 Article 34 related-units in their district, but most are well under that). The committee asked Mr. Nuni if there will be measures made in concert with this ballot measure to allow each council district to utilize this increased authority (such as overcoming the barriers to building affordable housing in the first place, making it less costly, etc.). It seems the Council Districts want to utilize their authority, but are prevented by high housing costs, and they are being set up for failure. Mr. Nuni recommended that the committee direct this question to the planning team in Council District 4, Meg Healy and Mashael Majid. The committee is strongly in support of any measure that would increase City's stock of affordable housing and would like to write a CIS in favor of this ballot measure. However, it will table the discussion to next meeting until it gets more information, so the CIS can provide additional guidance on how the ballot measure can be made more effective.**

**Brandi D'Amore will send an introductory email to Asher Landau and the Planning team so that Mr. Landau can obtain the answers that the committee needs to proceed.**

**Postpone for now**

## E) CF 19-0646 Interim Control Ordinance / Minimum Lease / Rent Stabilization Ordinance (RSO) Buildings

Portal: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=19-0646>

Ordinance Motion: [https://clkrep.lacity.org/onlinedocs/2019/19-0646\\_ord\\_draft\\_02-09-2021.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0646_ord_draft_02-09-2021.pdf)

Previously submitted HUNC position: : [https://clkrep.lacity.org/onlinedocs/2019/19-0646\\_CIS\\_02192021010723\\_02-19-2021.pdf](https://clkrep.lacity.org/onlinedocs/2019/19-0646_CIS_02192021010723_02-19-2021.pdf)

1. Discussion and possible recommendation to Full Board of a CIS and/or letter to Council District 1 Councilmember Cedillo on urging Chair of Housing Committee to move out of committee and onto Council agenda

*In 2019, the City realized that RSO housing loopholes within code were permitting the loss of long-term housing. To that end 19-0646 was written to require a minimum initial lease of one year required to rent.*

*Mr. Nuni advised committee that although passed, that via the unilateral decision of the Housing Committee Chair as to whether to agendize items, it has been kept in Housing Committee. The HUNC committee made a motion to recommend to Full Board a CIS and/or letter to Council District 1 Councilmember Cedillo on urging Chair of Housing Committee and HUNC's Councilmembers of CD4 and CD 13 (and any other appropriate parties) to request to move out of committee and onto Council agenda.*

**Motion passed.**

**Motion Made: Motion to recommend to Full Board to submit a new CIS and/or write letter to including but not limited to Council District 1 Councilmember Cedillo, CD 4 and CD13, on urging Chair of Housing Committee to move out of committee and onto Council agenda**

**Motion:** Brandi D'Amore      **Second:** Chad Manuel      **Vote:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

**Yes**

Asher Landau      Brandi D'Amore      Chad Manuel      Thomas Daniels Valls

7. Scheduling Meetings

- A) Determination whether to convene Renters and Housing Committee in June, 2022; determine date and time.

*The committee decided to schedule the next meeting for June 21, 2022.*

- B) Discussion and possible determination of new standing day and time of month for future meetings

*This item was postponed until committee members have more clarity on their schedules.*

8. Committee Member announcements on items not on the Agenda

*Brandi D'Amore reminded the committee of the upcoming Hollywood Dell Civic Association Block Party and asked committee members to consider tabling at the event.*

9. Old/Ongoing Business

**None**

10. New/Future Business

**None**

Adjournment at 8:54 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.