

MVCC Renters Subcommittee

Meeting Minutes

February 20, 2021

1. Call to order (2:16 pm)

2. Announcements

- Beverly Vermont Land Trust will join next meeting on March 20th
- City of Sacramento and Berkeley also

2.1 Co-Chair Introductions

- Annie Bickerton and Tyler Laferriere both present

3. Reading and Approval of Minutes from previous meeting - January 16th, 2021.

- All materials presented at the meeting are available at the MVCC Renters' page.
- Detailed notes from the presentations will also be posted.

4. Unfinished Business and General Orders - NONE

5. New Business –

5.1 Discussion and Possible Action concerning LA City Council Motion to establish a Renter Relief Registry (CF 21-0062)

- This item is to discuss possible committee action on LA City CF 21-0062, which would instruct the LA City Housing and Community Investment Department (HCIDLA) to create a Renter Relief Registry. This registry would help the City prioritize aid to vulnerable renter households in the City during crises and during more clement times. Aggregate data on this registry would be reported once per quarter and would be included in the HCID annual report.
- Summary from Tyler: This would become permanent and anytime rent relief would be distributed (during COVID pandemic or another reason), there would be a registry for documenting and prioritizing relief to be provided. There are efforts being proposed federally to support automatic relief if a certain kind of emergency or crisis were to occur.
- Annie suggests that we consider the enforcement of landlords accepting rent from relief funding.
- Annie asks about the coordinated entry system for homelessness as a model for prioritizing relief. There have been critiques of this model for not helping people who are newly unhoused. Nick speaks from experience that the issue is more

about the number of housing options rather than how we're deciding how to prioritize. One of the issues are the intrusive questions that may get asked during intake, such as domestic violence. Relies on self-reported information which does not ensure accuracy. Other issue: is prioritization effectively triaging older adults because they're getting priced out due to imbalance between rent raises and social security payment?

- David Lee asks for clarification on what this motion is doing. Tyler explains that it will publish a Community Impact Statement to demonstrate support from Mar Vista of this registry.
- The group voted unanimously to approve the motion 5-0.

5.2 Discussion and Possible Action concerning a statewide Rent Registry for units subject to rent stabilization ordinances (RSO) or landlords that accept rental assistance from state or federal funds

- This item is discussion and possible committee action on the establishment of a statewide rental registry for all landlords leasing five or more units worth of residential rental property subject to local rent stabilization ordinance (RSO) and/or who are in receipt of state or federal funds for rental assistance.
- This registry would be operated by the California Department of Housing and Community Development (HCD) and would encompass every municipality within the state. Declaration by landlords would be made under penalty of perjury, and all data provided to the public as a result of this registry would be provided in such a manner as to protect the privacy of tenants. Landlords would be expected to provide addresses for the property, unit counts, price changes and evictions over the past 12 months. Hitherto, various versions of this registry have been proposed, most notably through AB 724 and AB 2406.
- Nick comments that in the same way landlords run credit checks on tenants, tenants should be able to see information about their landlords and what documented information is. Huge information asymmetry.
- Right now a small number of cities have rent registries. Culver City recently created its own. There is no documentation of which city has a rent registry.
- Would like to see that information become publicly available.
- Nick recommendation: Should include units built since 1995, SRO, mobile homes, ADUs
- Landlords also register RSO and report rent levels below what they actually charge in order to avoid taxes.
- Right now, need to look up an address on Zimas and ID whether the building is RSO.
- This would help the city streamline information for public use.

- Nick proposes that we amend or add an additional statement of support for inclusion of market rate rent.
- Importance of statewide registry is for data sharing to solve homelessness and protect tenants. For the social services staff, researchers, etc using this data, a singular system that help you access your local data would be needed. Even if cities have their own registries that feed into a state-level search engine, need to have standards for the data to be collected.
- Without objection, passed 5-0.

5.3 Discussion and Possible Action concerning a Community Impact Statement regarding SB 91 and urging the extension of eviction protections in California past June 30th, 2021

- This item is discussion and possible committee action requesting the Mar Vista Community Council Board of Directors issue a community impact statement indicating the need to extend or enhance the provisions in SB 91, which Governor Newsom signed into law on January 26th, 2021, to extend the eviction moratorium and protections originally enshrined in AB 3088 until June 30th, 2021.
- This CIS indicates that the moratorium expiration will likely be insufficient given the pace of vaccination in the state and the time it will take for the California economy to begin to recover. The statement also notes that the moratorium expiration should be pegged for six months after the expiration after any statewide states of COVID-19-related emergency, whenever that should occur. Moreover, this statement notes that the forgiveness threshold for unpaid rent by which a landlord can qualify for 80 percent reimbursement of total rent owed should be raised from 20 percent to 25 percent, the minimum amount a tenant is required to repay for rent missed between September 2020 and June 2021.
- Nick comments on the need for proactive identification of individuals and outreach to make sure that tenants are aware of the program. Target individuals in state-administered public benefit programs (including but not limited to Medical, short term disability, receiving unemployment assistance, free school lunch programs).
- Tyler updated the motion to include recommendations for proactive outreach and communication about the plan.
- Motion passed 5-0.

5.4 Discussion and Possible Action concerning a rental standards guide for prospective developers in Mar Vista

- This item is discussion and possible committee action to create a rental standards guide for developers looking to build residential rental properties in

Mar Vista. This guide would echo similar guides, especially those for environmental standards, and would reflect the feedback from Mar Vista stakeholders on what sorts of units, floor plans and amenities they would like to see in multifamily rental units offered in the community.

- This input could inform the community plan and housing element update.
- David is in favor of working on this at a March meeting.
- Annie noted that we should be trying to reach a broader group for input, including engaging Spanish speakers. Can leverage existing community groups like local churches, local businesses, etc.
- Nick: speaking from experience, lower the price and enforce standards of habitability. If price is the priority, what would it take to reduce rents in MV?
- PLUM committee sounds like it's about making a deal with homeowners to accept the project, which is not necessarily promoting affordability. What is the objection to not building housing and seeing housing prices increase beyond what most can afford?

6. Public Comment for Items NOT on This Agenda

7. Adjourned at 3:37pm