

Housing 201: Preservation

TOD University 2013

Instruction for Exercise 1 – Select the Best Tool for the Job

Objective:

- To get participants to think about tools available to preserve existing affordable housing and think through what new tools might be needed.

Materials:

- Exercise sheet found below printed a few times and cut out (tools maybe used more than once so it is a good idea to have more than one copy of each tool).
- Tape, flip chart, marker

Instructions:

- Hold a brainstorming session on “How do we lose affordable housing?” As people call out answers, write on flip chart or butcher paper. Compare the brainstorm ideas to the slide in the power point. Discuss any thing in the power point that wasn’t discussed in the brainstorming session and write them on the flip chart paper.
- Next call on people to identify one tool they think will be effective in combating one of the ways affordable homes are lost.
- Tape the tools and policies that were matched up to the brainstorm list.
- Discuss tools not discussed that were presented in the exercise sheet below. Match them up to the brainstorm list where they are applicable. Discuss any ways that affordable housing is lost that doesn’t have a tool or policy next to it. (i.e. what are new policies needed?)

City of Los Angeles RENT STABILIZATION ORDINANCE (RSO)

Covers four broad categories:

1. Allowable rent increases;
2. Registration of rental units;
3. 14 legal reasons for eviction;
4. Causes for eviction requiring relocation assistance payment to the tenant.

City of Los Angeles SYSTEMATIC CODE ENFORCEMENT

PROGRAM (SCEP) routinely inspects residential rental properties every four years to ensure the safety and habitability of all occupied units. Owners of properties that do not meet local and state housing codes must fix all substandard conditions or face further legal action.

City of Los Angeles PRIMARY RENOVATION PROGRAM encourages landlords to reinvest in the infrastructure of their properties while protecting tenants both from unsafe living conditions while renovation work is undertaken and from extreme rent increases following the completion of such renovation work.

City of Los Angeles TENANT RELOCATION ASSISTANCE Landlords are required to pay tenant relocation assistance to tenants who are being evicted through no fault of their own. The amount depends the tenant's income, how long they have lived there and whether they are over 62, disabled or have children and range from \$7,300 to \$18,300.

CONDOMINIUM DISAPPROVAL City Planning Department may disapprove an application to convert apartments to condominiums if the vacancy rate is less than 5% and cumulative effect of the rental housing market in the planning area would be significant.

City of Los Angeles "JUST CAUSE" EVICTION protects renters from arbitrary evictions. There are 14 "just causes" for evicting a renter, including failure to pay rent, using rental for illegal purposes, landlord or his/her family to move in, resident manager to move in, and landlord removing the unit from the rental market.