



hermonnc.org
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HERMON NC GOVERNING BOARD

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Hermon Neighborhood Council Special Board Meeting Agenda

June 9, 2022 | 7pm

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/91021688981>

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Webinar ID: 910 2168 8981

The City's Neighborhood Council system enables civic participation for all Angelenos and serves as a voice for improving government responsiveness to local communities and their needs. We are an advisory body to the City of Los Angeles, comprised of volunteer stakeholders who are devoted to the mission of improving our communities and bringing government closer to us. All agenda items are actionable unless otherwise noted.

In conformity with the September 16, 2021 enactment of the California Assembly Bill 361 (Rivas) and due to concerns over COVID-19, the Hermon Neighborhood Council meeting will be conducted entirely with a call-in option or internet-based service option.

I. WELCOMING REMARKS:

- A. Call to order
- B. Roll Call
- C. Virtual Meeting Protocols
- D. Informal Survey on Outreach Efforts (Facebook, Instagram, Flier, Friend, etc.)

II. COMMUNITY/GOVERNMENT REPORTS & ANNOUNCEMENTS: (Representatives from government offices, Police Department, and community-based organizations. Reports and Brief presentations only. Any questions, please follow up with presenter on the side so meeting may proceed as scheduled (up to 30 minutes total).

- A. LA City Council District Representative
- B. Mayor's Office
- C. City Attorney's Office
- D. LAPD
- E. Hermon Area Schools
- F. Other community organizations

III. PUBLIC COMMENTS

Comments from the public on non-agenda items within the Board's jurisdiction (Up to 1 min/speaker)

IV. Treasurer/Financial Update (discussion and possible action - up to 10 minutes) - Courtney Davison

- A. Funding Dashboard ([link here](#))
- B. Detail on outstanding funding commitments
- C. Financial/budget items for discussion and possible action
 - 1. May 2022 Monthly Expenditure Report
- D. Discussion and possible action regarding FY 2022-2023 budget (up to 5 minutes)

1. Discuss allocations and budget priorities for 2022-2023 HNC budget. Budget will be voted on at July HNC meeting.
- V. ADMINISTRATIVE ITEMS (discussion and possible action – up to 15 minutes):
 - A. Review and Adoption of Minutes for May 2022 meeting
 - B. Selection of new HNC Board Member for Hermon East Representative seat vacated by Leonel Aguilar to serve remainder of existing term. In accordance with HNC bylaws, majority vote of the Board is required for selection.
 - C. Storage solution discussion for Hermon holiday decorations
 - D. Hermon Median Improvement Plan discussion and next steps
- VI. Outreach Updates (discussion and possible action – up to 5 minutes)
 - A. Discussion of potential future outreach activities or efforts
- VII. Neighborhood Purpose Grant Committee Update (discussion and possible action - up to 15 minutes)
 - A. Update on status of previously approved NPGs, including payment status
- VIII. Hermon Emergency Preparedness Committee Update (discussion and possible action – up to 5 minutes)
 - A. Upcoming committee meeting and other announcements
- IX. LGBTQ+ Committee Update (discussion and possible action - up to 5 minutes)
 - A. Upcoming committee meeting and other announcements
- X. Homelessness, Housing, and Tenants’ Rights Committee Update (discussion and possible action - up to 5 minutes)
 - A. Upcoming committee meeting and other announcements
- XI. Community Impact Statements (CIS) and Positions – discussion and possible action (up to 5 minutes)
 - A. CIS in support of CF-22-0265 Rental Access Ordinance / Landlord Prohibitions / Credit Reports / Automated Tenant Screenings / COVID-19 Emergency Period / Rent and Utility Bill Non-Payment / Rental Assistance Program
 - B. CIS in support of CF 22-0280 Fair Chance Housing Ordinance / Applicant Criminal History / Discriminatory Tenant Screening Practices
 - C. CIS in support of CF-22-0279 Rental Transparency and Accountability ORdinance / Uniform Screening Criteria / Tenant Screening Process / Discrimination
- XII. Hermon Land Use Committee Update (discussions and possible action - up to 5 minutes)
- XIII. Upcoming committee meeting and other announcements
- XIV. SCHEDULING OF NEXT COMMITTEE MEETING
- XV. REQUESTS/MOTIONS FOR FUTURE AGENDA ITEMS
- XVI. ADJOURNMENT

Time allocations for agenda items are approximate and may be shortened or lengthened at the discretion of the Chair.

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS – Public comment cannot be required to be submitted in advance of the meeting, only real-time public comment is required. If there are any broadcasting interruptions that prevent the public from observing or hearing the meeting, the meeting must be recessed or adjourned. If members of the public are unable to provide public comment or be heard due to issues within the Neighborhood Council’s control, the meeting must be recessed or adjourned. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of the Board.

PUBLIC POSTING OF AGENDAS - Agendas will be posted for public review at www.HermonNC.org and as follows:

- Hermon Fellowship Center 5800 Monterey Road, Los Angeles, CA 90042
- Hermon Dog Park in Hermon Park
- Fresco Market 5914 Monterey Road, Los Angeles, CA 90042
- You can also receive our agendas via email by subscribing to L.A. City’s Early Notification System at:

<https://www.lacity.org/your-government/government-information/subscribe-meetings-agendas-and-documents/neighborhood>

THE AMERICAN WITH DISABILITIES ACT - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services, may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting you wish to attend by contacting L. Turner, HNC Chair, at lee@hermonnc.org.

NOTICE TO PAID REPRESENTATIVES – If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

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PUBLIC ACCESS OF RECORDS – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 200 N. Spring Street, L.A., CA, at our website: HermonNC.org, www.empowerla.org/hnc/ or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, contact Katherine Harrington, Board Vice-Chair, at katherine@hermonnc.org.

RECONSIDERATION AND GRIEVANCE PROCESS For information on the HNC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the HNC Bylaws. The Bylaws are available at our Board meetings and our website www.empowerla.org/hnc/

SERVICIOS DE TRADUCCION Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte a J. Quezada, al (818) 425-9976 o por correo electrónico jorge@hermonnc.org para avisar al Concejo Vecinal

(CF-22-0265)

MOTION

Amidst a growing and worsening homelessness crisis, our City has an obligation to protect and promote fair and equitable access to housing. Too often, formerly unhoused and otherwise economically disadvantaged individuals are discriminated against when it comes to housing, with landlords screening out those who have past eviction histories or poor credit histories. According to the University of Southern California's Sol Price Center for Social Innovation, in 2019, three out of four Los Angeles households surveyed were rent burdened, spending more than 30% of household income on rent and utilities; while nearly half of renters were severely rent burdened, spending more than half of their household income on rent and utilities. The study found a majority of renters were significantly cutting back on basic needs in order to afford rent, with more than 60% of renters cutting back on food, 45% on clothing and 33% on transportation in order to afford rent. One in five renters reported being unable to pay for an unexpected \$400 expense. Such households may take on credit card debt or sacrifice other bills to pay rent, while others may be unbanked or rely on cash. Further, credit reports do not show a tenants' record of paying utility bills and rent on time. Research shows that credit reports are also prone to errors, with the Federal Trade Commission finding that 20% of consumers had verified errors on their reports. The use of credit reports also exacerbates historic racial inequities, as they reflect areas of the economy with a long history of discrimination - housing, employment, and debt collection. In fact, data shows credit scores are often lower in communities of color. In addition, the economic fallout from the pandemic will likely result in a wave of debt collections that will most impact low-income and Black and Brown Angelenos. Algorithmic and automated tenant screenings services also create barriers to equitable housing access for tenants. Investigations by the New York Times, NBC, and ProPublica into tenant screening services have identified patterns of inaccurate reports that misidentify individuals, pull information irrelevant to a candidates' potential tenancy, and enable racial and disability discrimination. The automated reports produced by these tenant screening services often do not disseminate the underlying records considered, instead offering a "risk" score and a thumbs-up or thumbs-down recommendation for leasing to an applicant. Cities across the country have stepped up to address these issues through policies that strengthen renter's access to housing opportunities. Philadelphia recently passed a set of Rental Access Ordinances that combat tenant displacement and require that landlords assess applicants holistically instead of relying exclusively on credit report~, consumer reports, or other third-party tenant screening reports when deciding whether to rent to prospective tenants. Landlords will be prohibited from rejecting applicants based on nonpayment; nt of rent or utilities during the COVID-19 pandemic, ~ as well as certain categories of evictions.

California has adopted some policies to prohibit landlords from using COVID-19 rent debt as a negative factor when evaluating rental applications. The City should build on these protections to ensure a debt free recovery from the pandemic for all and to reduce barriers to housing for Black and Brown communities, low-income Angelenos, and people experiencing homelessness.

I THEREFORE MOVE that the City Council instruct the City Attorney, in consultation with the Housing Department, to prepare and present, within 45 days, a Rental Access Ordinance that:

- Prohibits landlords, or their agents, from asking about or using a prospective tenant's failure to pay rent or utility bills during the COVID-19 emergency period in the evaluation of a rental application;
- Prohibits landlords, or their agents, from asking about or using a prospective tenant's prior or ongoing participation n in a rental assistance program in the evaluation of a rental application;
- Prohibits landlords, or their agents, from asking about or using a prospective tenant's history of one or more eviction notices served or cases having been filed against the tenant, regardless of the outcomes of the case(s), in the evaluation of a rental application;
- Prohibits landlords, or their agents, from using algorithmic or automated tenant screening or evaluation services, including tenant screening or approval scores, in the evaluation of a rental application;
- Prohibits landlords, or their agents, from using credit checks and/or asking about credit history (including bankruptcy) in the evaluation of a rental application; and
- Includes a private right of action for prospective renters, or organizations acting on their behalf, with attorneys' fees, and implements penalties for violations of the ordinance to encourage adherence to the provisions of the Rental Access Ordinance, discourage discriminatory and/or arbitrary landlord screening practices, and otherwise strengthen the enforceability of the Rental Access Ordinance.

I FURTHER MOVE that the City Council instruct the Housing Department and City Attorney to report back with a plan for education and outreach to renters and landlords regarding the Rental Access Ordinance, including estimated costs and resources needed.

PRESENTED BY:

MIKE BONIN Councilmember, 11th District

www.HermonNC.org email: info@hermonnc.org

(CF 22-0280)

MOTION

All Angelenos deserve access to stable, affordable housing. In fact, stable housing is one of the most important factors contributing to positive physical and mental health outcomes for individuals and families. Currently, however, Angelenos with past criminal histories often face insurmountable barriers to housing and are routinely screened out when applying to rent housing due to criminal background checks in private rental, nonprofit affordable housing, and public housing units.

The effects of these barriers are stark: formerly incarcerated individuals are ten to thirteen times more likely to experience homelessness than those without. This cycle is also self-perpetuating—a recent survey by the Marshall Project found that affordable housing was one of the top factors cited by incarcerated individuals as something that could have kept them out of prison.

Criminal background checks for rental units also serve to reinforce the significant racial disparities present in our criminal justice system, resulting in the disproportionate obstruction of housing access for Black and Brown communities. Additionally, these background checks present significant problems in our City's effort to house our unhoused population. Decades of enforcement on individuals sleeping outside or in their cars have led to a situation where many unhoused individuals have accrued a criminal record because they are unhoused, and thus—even when matched with a housing voucher—are unable to find placements due to criminal background checks.

In order to create a more just and equitable system for Angelenos, and to reduce the substantial barriers to housing that exist, especially for Black and Brown communities and people experiencing homelessness, we must follow the lead of cities like Oakland, Berkeley, and Seattle and prohibit the use of criminal background checks when evaluating rental applications for housing.

The ordinances in these other cities increase access to housing for those with criminal records, while allowing for reasonable exemptions like owner-occupied units or shared living arrangements. The City of Los Angeles should do the same.

I THEREFORE MOVE that the City Council instruct the City Attorney, in consultation with the Housing Department, to prepare and present, within 45 days, a Fair Chance Housing ordinance that prohibits landlords from, at any time or by any means, whether direct or indirect, inquiring about an applicant's criminal history, requiring an applicant to disclose criminal history, requiring an applicant to authorize the release of criminal history or, if such information is received, using or considering that criminal history information, or taking adverse action based in whole or in part on an applicant's criminal history. The Fair Chance Housing ordinance should:

Be modeled on the Oakland and Berkeley Fair Chance Housing Ordinances;

Include exceptions similar to those in the Oakland and Berkeley Fair Chance Housing Ordinances, such as for owner-occupied units or shared living arrangements; and Create a private right of action for prospective renters, or organizations acting on their behalf, with attorneys' fees, and implement penalties for violations of the ordinance to encourage adherence to the provisions of the Fair Chance Housing Ordinance, discourage discriminatory and/or arbitrary landlord screening practices, and otherwise strengthen the enforceability of the Fair Chance Housing Ordinance.

I FURTHER MOVE that the City Council instruct the Housing Department and City Attorney to report back with a plan for education and outreach to renters and landlords in the City of LA on this policy, including estimated costs and resources needed to do so,

PRESENTED BY:

MIKE BONIN Councilmember, 11 th District
MARQUEECE HARRIS-DAWSON Councilmember, 8th District

SECONDED BY:

NITHYA RAMAN Councilmember, 4th District

MOTION

Despite fair housing laws at the federal level and source of income laws at the state and local levels, discrimination against protected groups and voucher holders still presents a major barrier to equitable housing access in Los Angeles. A major reason is the lack of transparency in the rental screening process, as well as a lack of meaningful enforcement when such discrimination occurs.

Cities like Seattle and Philadelphia and the State of Washington have passed laws that increase transparency and accountability, and provide opportunities to remedy errors in the rental application and tenant screening processes. In Philadelphia, for example, a landlord must provide, up front, to all prospective tenants the criteria the landlord uses to evaluate rental applications. Tenants are thus able to see how criteria will be used, know what circumstances might need to be explained, and decide whether it is worth spending their money on an application fee. If rejected, tenants are entitled to an explanation, based on the screening criteria, of the reasons for the rejection of their application. Tenants also have the opportunity to dispute incorrect information, provide exculpatory context, and demonstrate an ability to meet the criteria based on changed circumstances. Los Angeles should adopt similar policies to increase transparency in the housing application process, reduce obstructions arising from explicit and implicit bias against tenants, and provide accountability when discrimination or incorrect information leads to unjust application denials.

I THEREFORE MOVE that the City Council instruct the City Attorney, in consultation with the LA Housing Department, to prepare and present, within 60 days, a Rental Transparency and Accountability Ordinance applying to all rental housing units in Los Angeles, which would require that landlords, prior to the collection and evaluation of rental applications, disclose in writing to prospective applicants the uniform screening criteria that landlords will use to evaluate and select applicants, consistent with federal and state law, and that such criteria be reasonably related to the tenancy. The Rental Transparency and Accountability Ordinance should:

- Require all landlords to include, alongside any advertisement of a rental property in printed material or online advertisements:
 - o the uniform screening criteria,
 - o the minimum requirements for eligibility that are reasonably related to the tenancy,
 - o the monthly rent amount and any “promotional” rent discounts, as well as the duration and expiration date for such a discount,
 - o the address of the property, and
 - o information regarding tenants’ rights under Civil Code section 1950.6, which requires landlords to return application fees if not used for the authorized purposes and prohibits landlords from charging application fees if they know or should know that no unit is available at that time or will be available within a reasonable period of time;
- Require all landlords to present a copy of such screening criteria and minimum requirements at the first interaction with a prospective tenant, including walk-up applicants, and make available translations in predominant languages spoken in the community;
- Require landlords to ask all screening questions in a format that allows applicants to provide narrative answers or explanations (not only “yes” or “no”);
- Maximize accessibility to applicants with disabilities, modeled on Portland City Code Section 30.01.086, including a requirement that for the first two weeks after an application period opens, applicants with mobility disabilities shall be prioritized for Accessible Dwelling Units, and their applications shall be processed and decided upon before other applicants;
- Include a requirement that landlords provide written notice and disclosure of the reasons for any rejection of a prospective tenant within a specified time period of a rejection;
- Include a requirement that landlords provide a form for prospective tenants to request reconsideration as part of a rejection which will allow tenants to provide mitigating information, such as the tenant’s history of on-time rental payments that typically go unreported to credit agencies, new or increased income, recommendations provided by past employers, housing providers, or service providers, and changes in circumstances which make prior lease violations, if any exist, less likely to reoccur;
- Establish a private right of action for prospective renters, or organizations acting on their behalf, with attorneys’ fees, and implement penalties for violations of the ordinance to encourage adherence to the provisions of the Rental Transparency and Accountability Ordinance, discourage discriminatory and/or arbitrary landlord screening practices, and otherwise strengthen the enforceability of the Ordinance.

I FURTHER MOVE that the City Council instruct the LAHD to develop a sample universal form for landlords to use as screening criteria; a universal form to use in their rejection of prospective tenants’ applications, which includes sections for the required information described above; and a sample form for prospective tenants to use to request reconsideration; with each made available in multiple languages (at minimum, Spanish, Korean, Filipino, Armenian, Chinese, and Persian).

I FURTHER MOVE that the City Council instruct the LAHD, in partnership with the Civil and Human Rights Department, to report, back on the staffing needs for developing and operating a joint complaint driven system wherein individuals may file grievances should they feel the ordinance is violated.

PRESENTED BY:

MIKE BONIN Councilmember, 11 th District
MARQUEECE HARRIS-DAWSON Councilmember, 8th District
NITHYA RAMAN, 4th District

SECONDED BY:

Kevin DeLeon, 14th District