

Tenant Rights and Healthy Homes Under the RSO

RENT STABILIZATION ORDINANCE

There is a shortage of decent, safe and sanitary housing in the City of Los Angeles resulting in a critically low vacancy factor.

Tenants displaced as a result of their inability to pay increased rents must relocate but as a result of such housing shortage are unable to find decent, safe and sanitary housing at affordable rent levels.

Aware of the difficulty in finding decent housing, some tenants attempt to pay requested rent increases, but as a consequence must expend less on other necessities of life.

This situation has had a detrimental effect on substantial numbers of renters in the City, especially creating hardships on senior citizens, persons on fixed incomes and low and moderate income households....

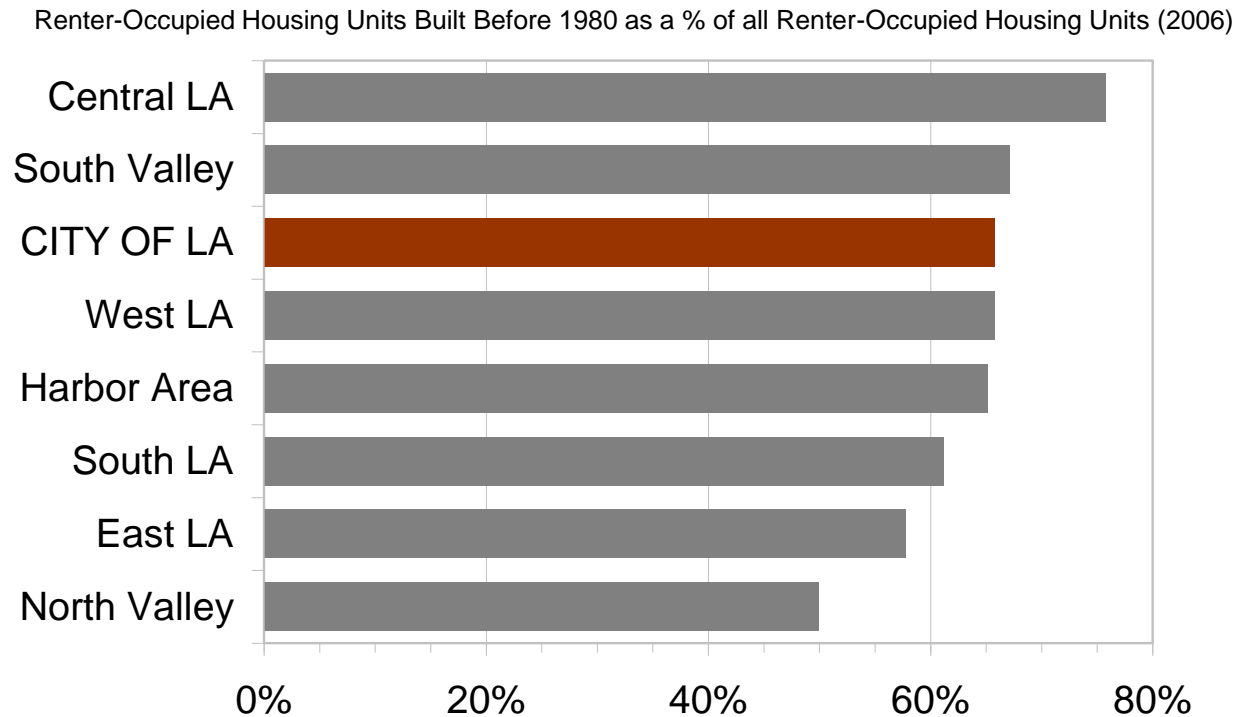
Ord. No. 152,120, Eff. 4/21/79, Oper. 5/1/79

Strengths/Limitations of RSO

Affordable Housing Commission and Rent Adjustment Commission
September 3, 2009



RSO Strengths



- Covers a large segment of households in LA
 - 2/3 of all renter households
 - 40% of total households in the City

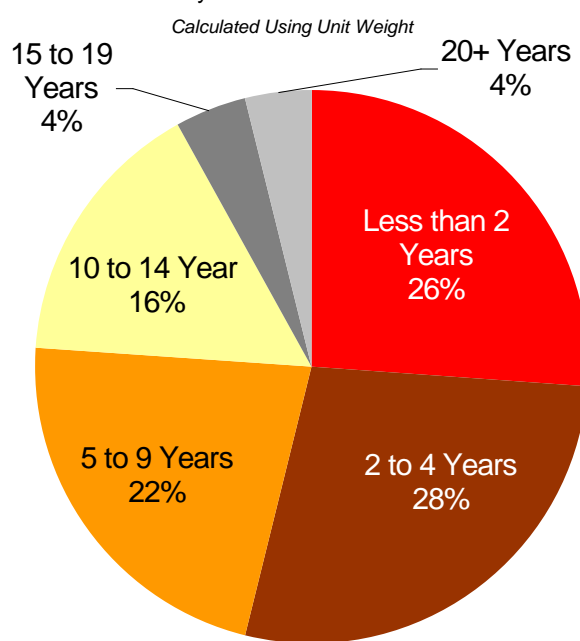
- Protects long-term tenants against rapid rent increases during periods of housing inflation

- Protects tenants against arbitrary evictions

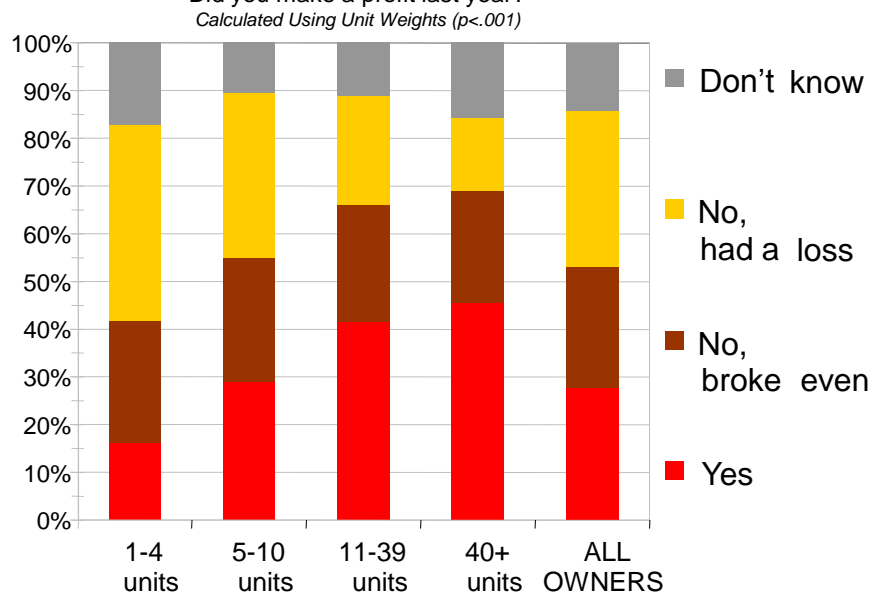
RSO Limitations

- RSO cannot address the acute scarcity of affordable housing
- Half of RSO renters remain in units <5 years and may receive little rent savings from the ordinance
- Many small owners have limited ability to deal with administrative burdens
- Indications that the program may create financial disincentives for owners to invest in maintenance and capital improvements

Number of Years that RSO Units have been Occupied by the Same Tenant



Did you make a profit last year?



Rent Burden and Overcrowding



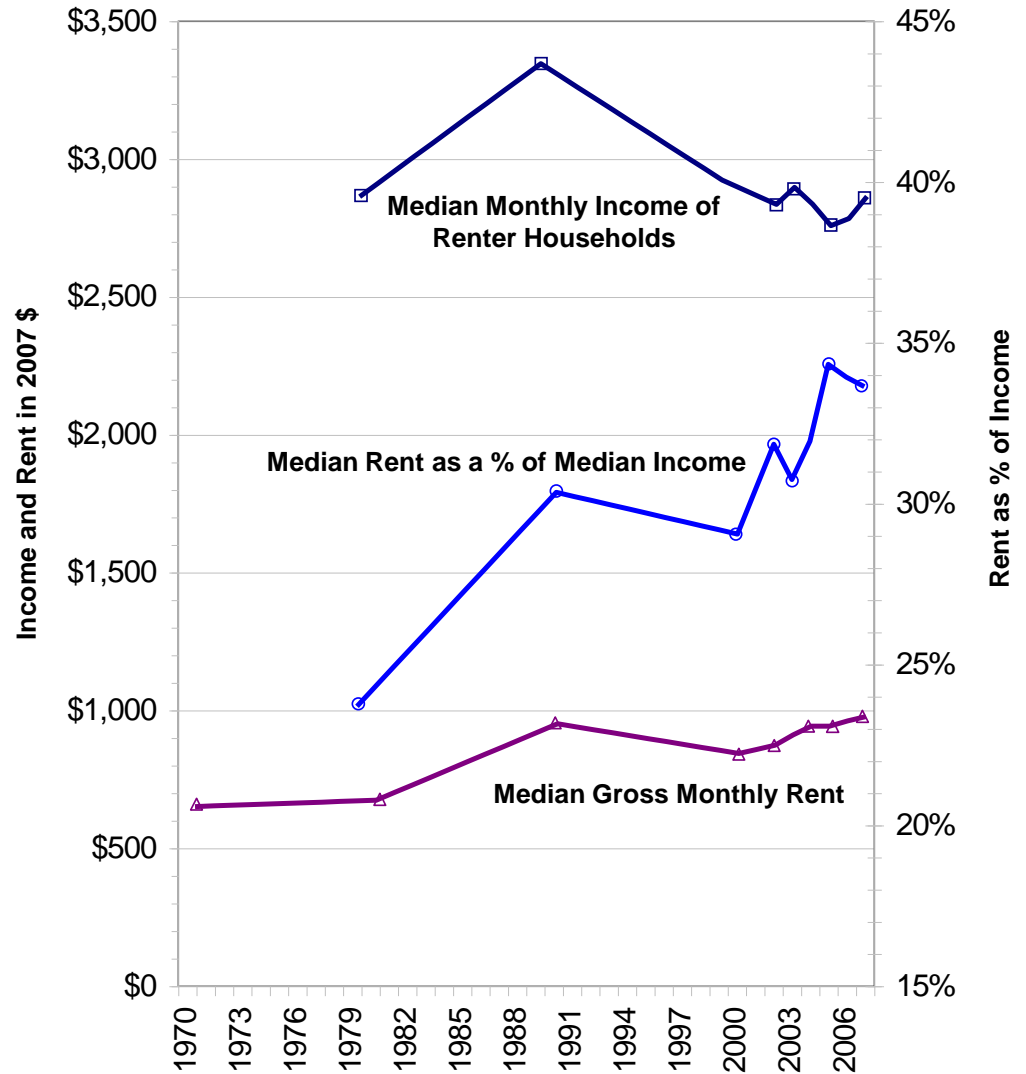
Less Income, Harder to Pay Rent

- 60% of LA households live in rental housing...
- In 2007, the median LA renter paid 34 percent of their income for rent

- Income in constant dollars has declined since 1989
- The median LA renter is paying over 30% of income for rent
- ▲ The median monthly rent in LA has increased since 2000

Income and Rent of Renter Households

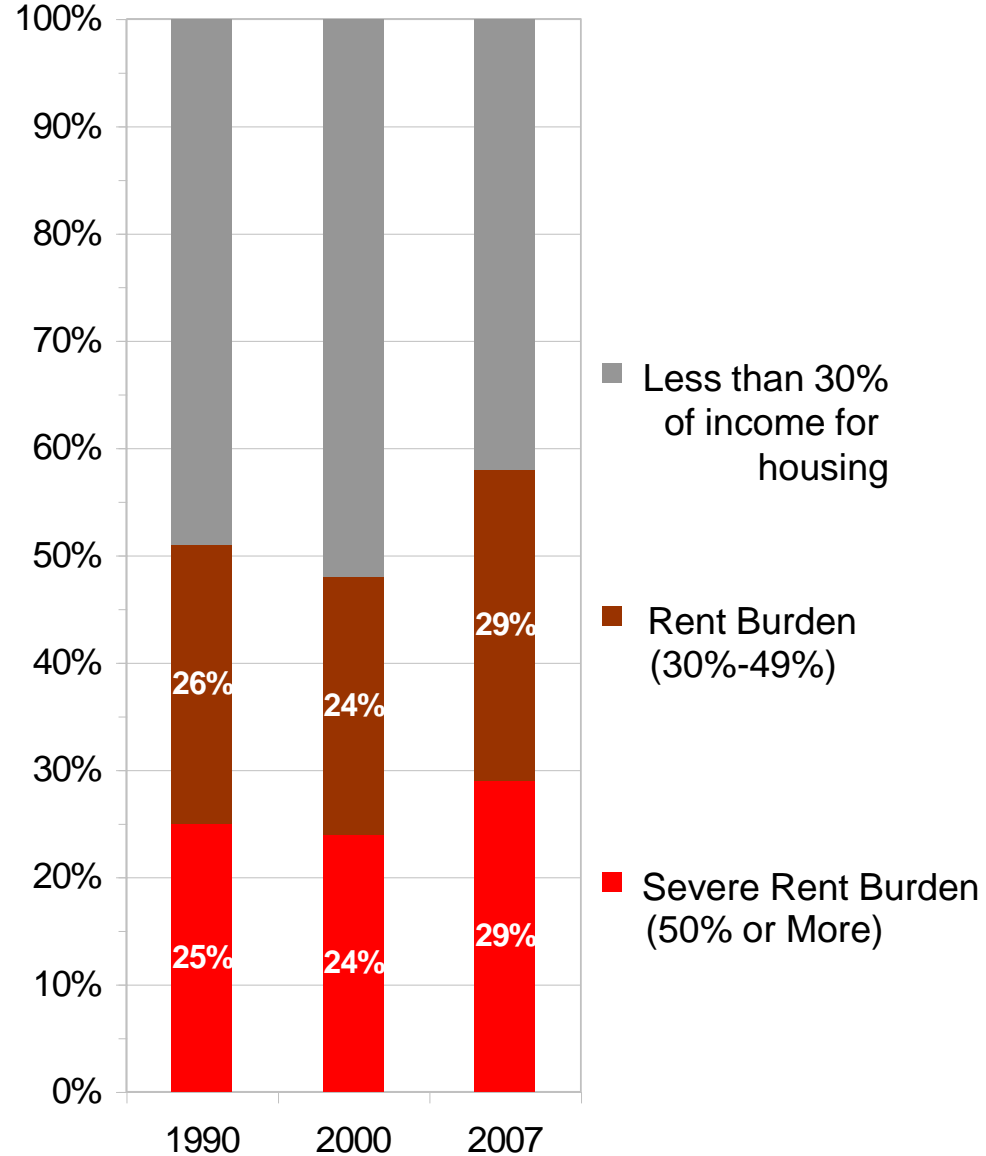
City of Los Angeles, 1970-2007, 2007 Dollars



Rent Burden

- Rent burden increased from 2000 to 2007
- By 2007...
 - 29% severely rent burdened
 - 29% rent burdened
- Renter survey captured more rent burden than Census
- Vulnerable populations:
 - seniors
 - persons w/ disabilities
 - low-income households

Rent Burdened Households in the City of LA



Source: U.S. Census

Overcrowding

Severe Overcrowding Decreased from 2000 to 2007

- 24% in 2000
- 9% in 2007

In 2007, there were...

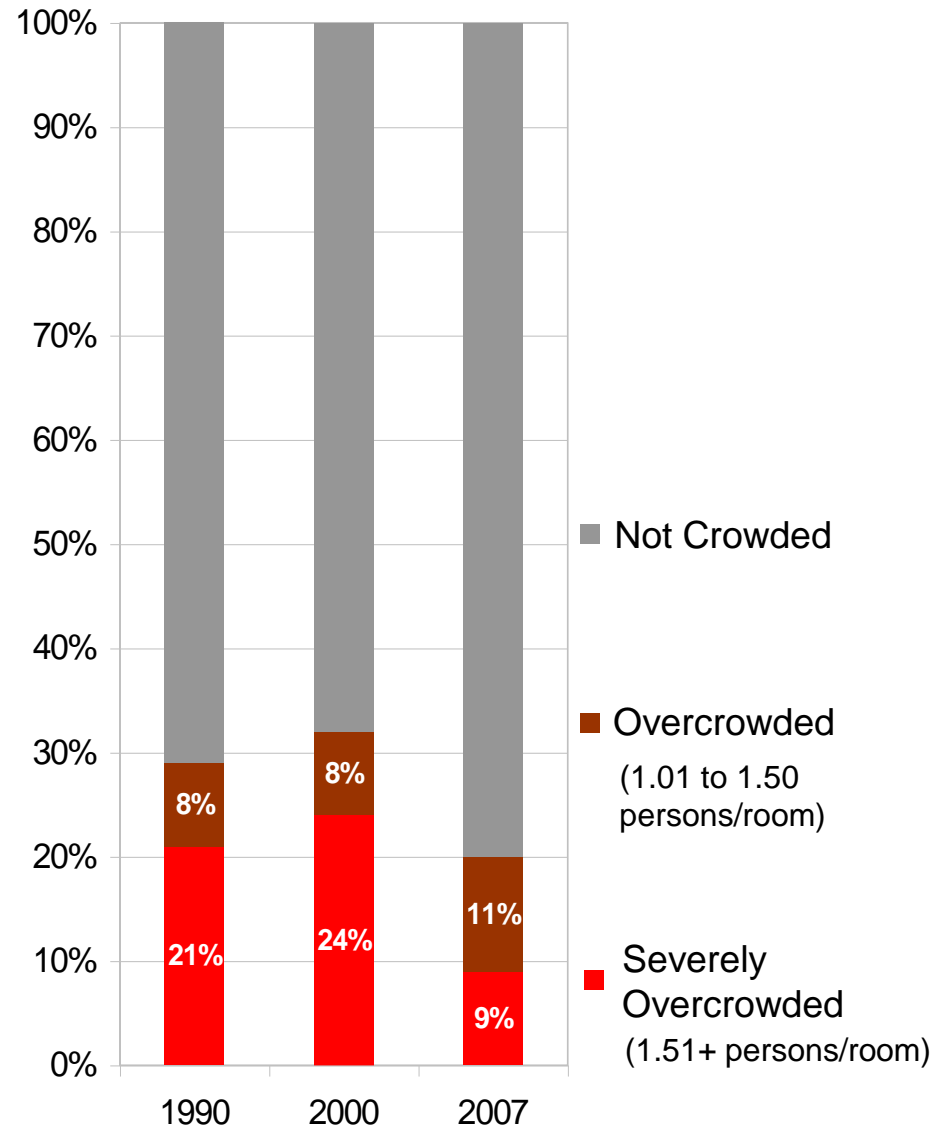
- Less rental units per person in the City

However, there were...

- More bedrooms per person in the City
(Decrease in ratio of renter population to bedrooms)

Low-income renters & a majority larger households (5+ persons) are still overcrowded.

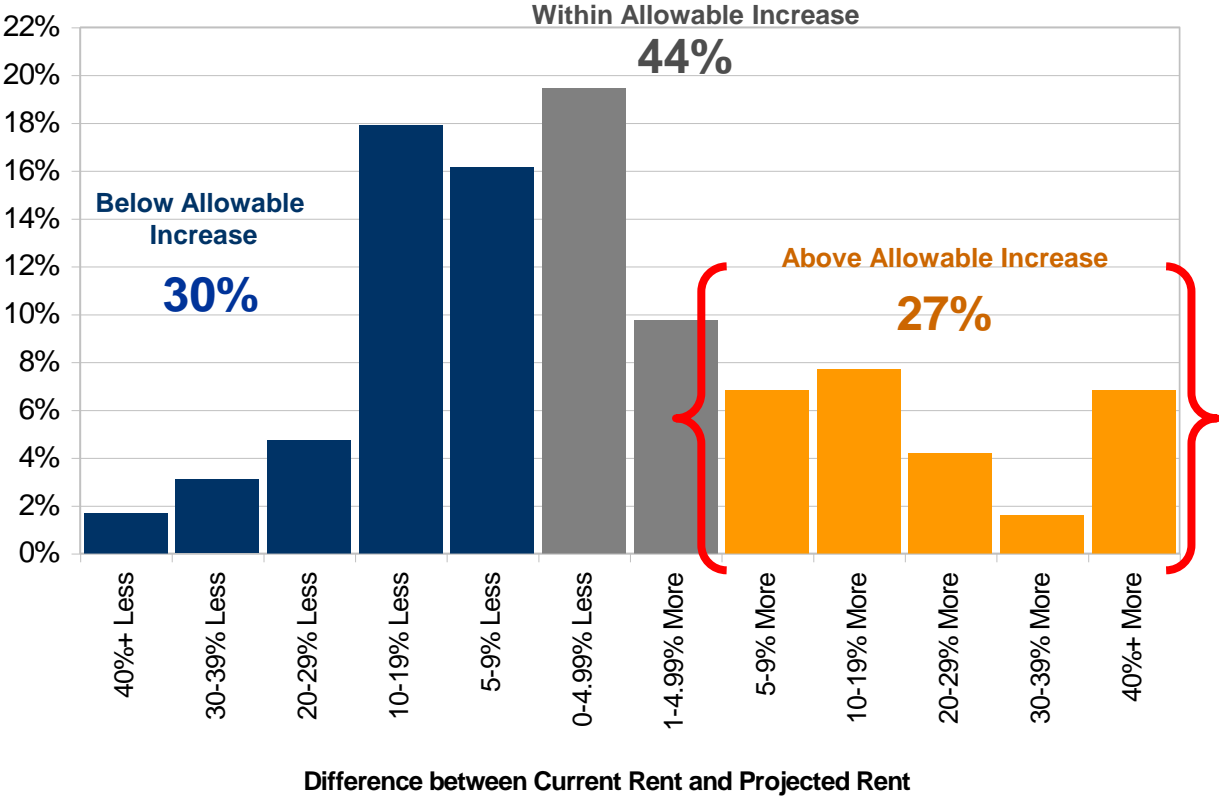
Overcrowded Rental Units



Source: U.S. Census

Rent Increase: Unauthorized?

% by which Current Rents differ from Projected Rents for RSO Units - City of Los Angeles



Excessive or unauthorized?

Who's potentially receiving excessive or unauthorized rent increases?

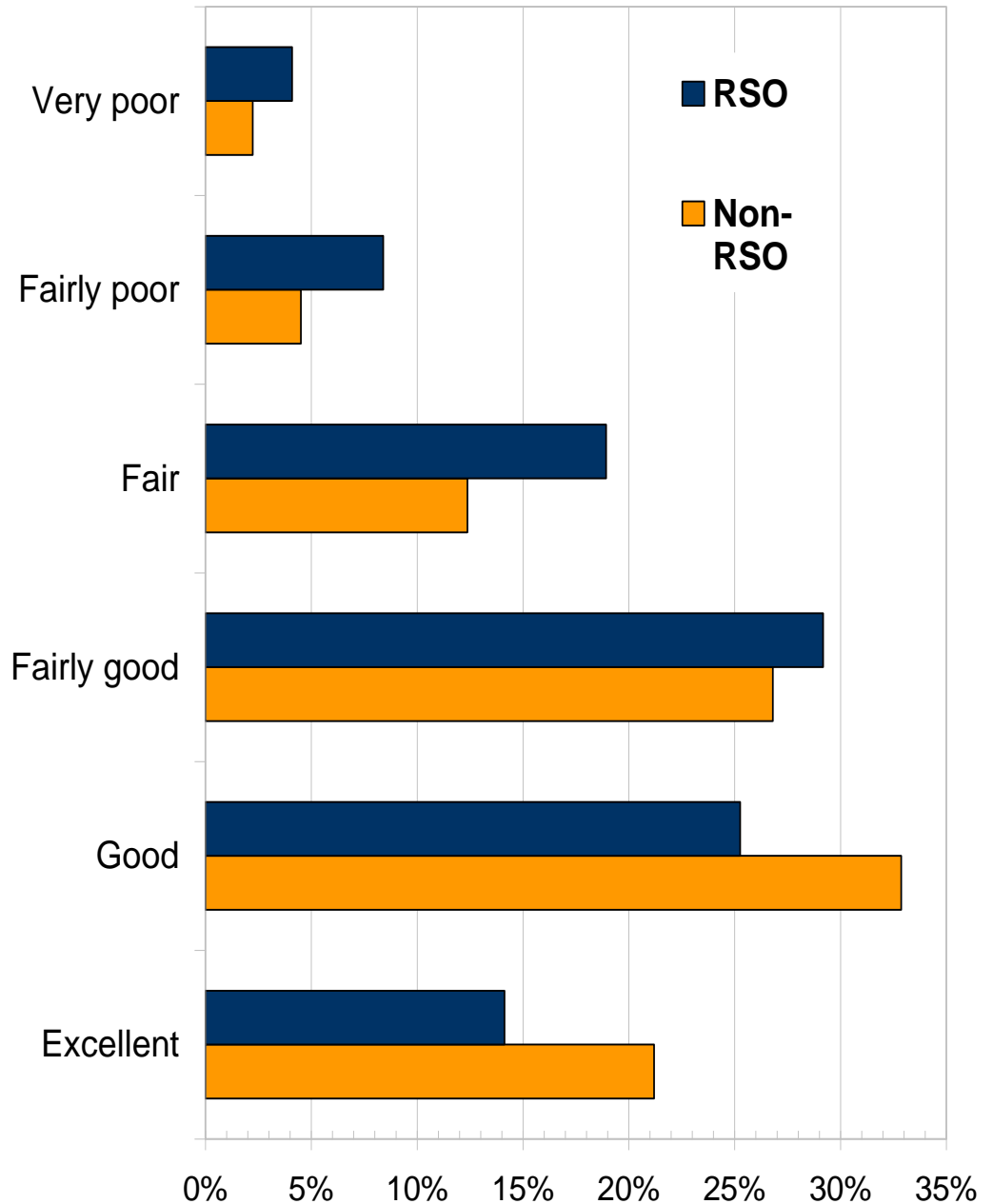
- Low-income renters
- Renters with low starting rents

Property Maintenance



How would you describe the condition of your apartment building?

- Non-RSO renters rate their apartments as being in better condition than RSO renters
 - 31% of RSO renters rate their units as very poor, fairly poor or fair, vs. 19% for non-RSO renters
 - 69% of RSO renters rate their units as fairly good, good or excellent vs. 81% for non-RSO renters



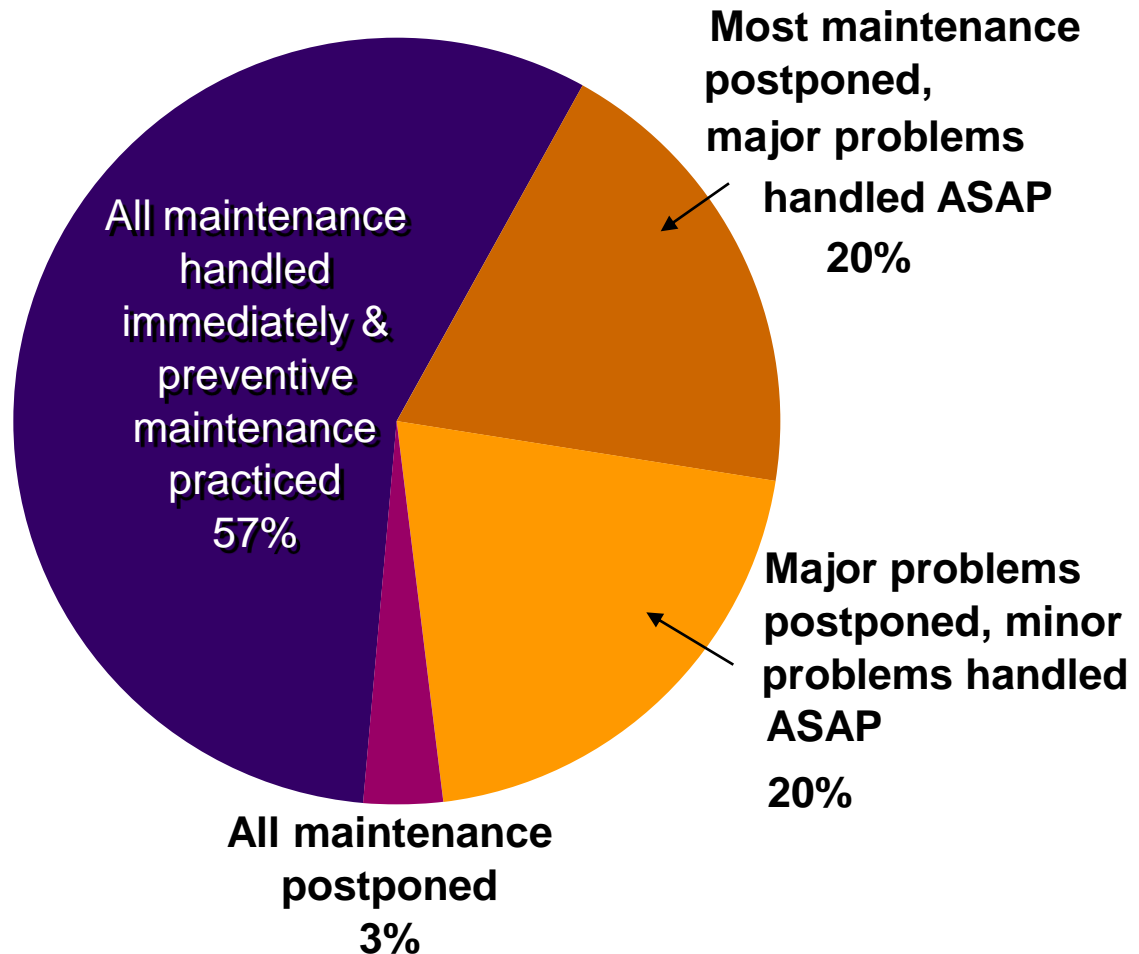
Source: Economic Roundtable renter survey, responses from 2,640 renters in the City of Los Angeles, Household weights Calculated Using Household Weights ($p < .001$)

What level of maintenance are you able to provide with RSO income?

- 43% of landlords say limited income from RSO units impacts ability to provide maintenance.

YET...

- 57% say that they are able to handle all maintenance.

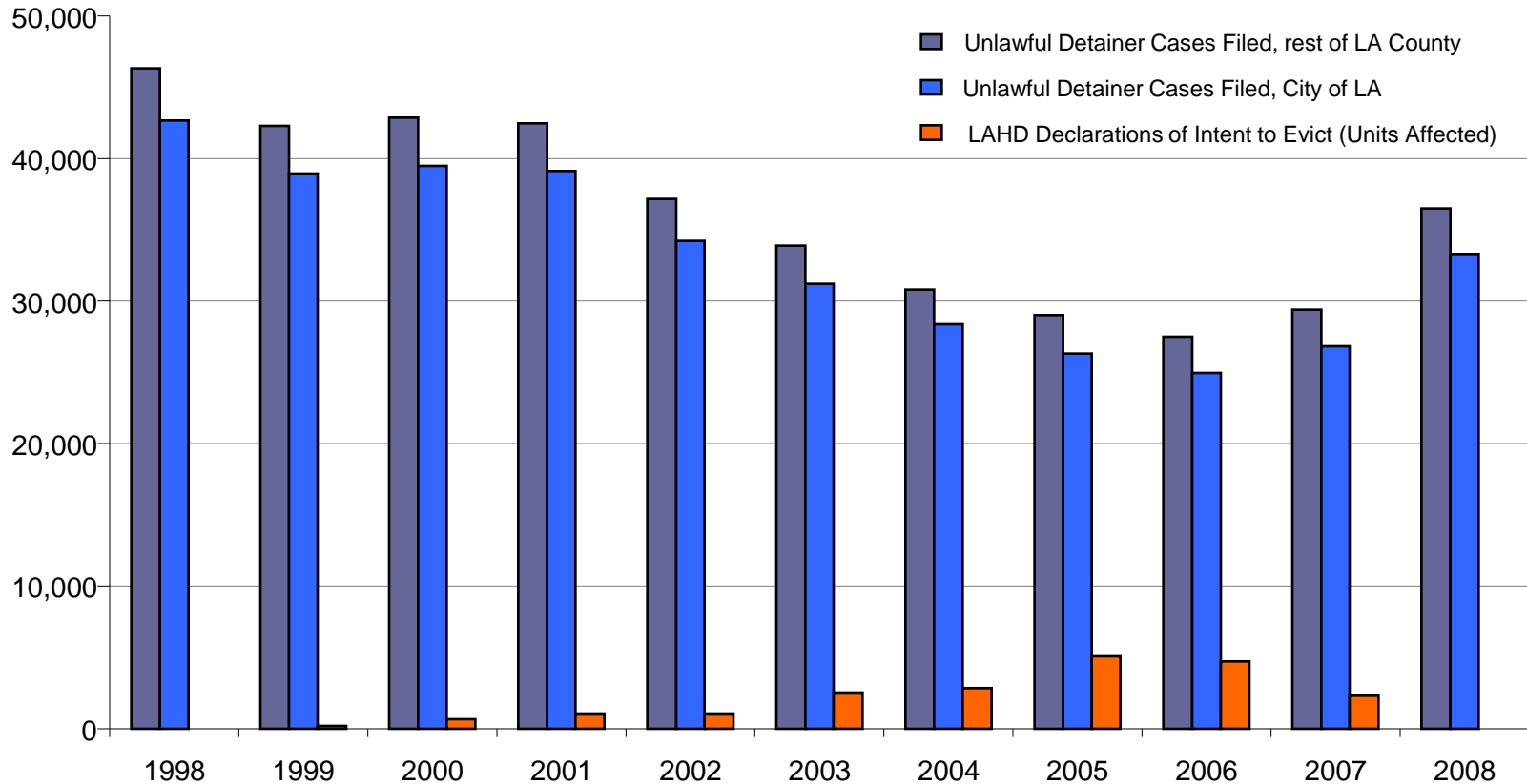


Evictions



Eviction Cases – LA County & LA City

Unlawful Detainer Cases Filed in the Los Angeles Superior Court,
Landlord Declarations of Intent to Evict Filed with the City, 1998-2007



- Largest number of cases filed in LA City and rest of County was in the 1990s

- Decline in number of cases in more recent years

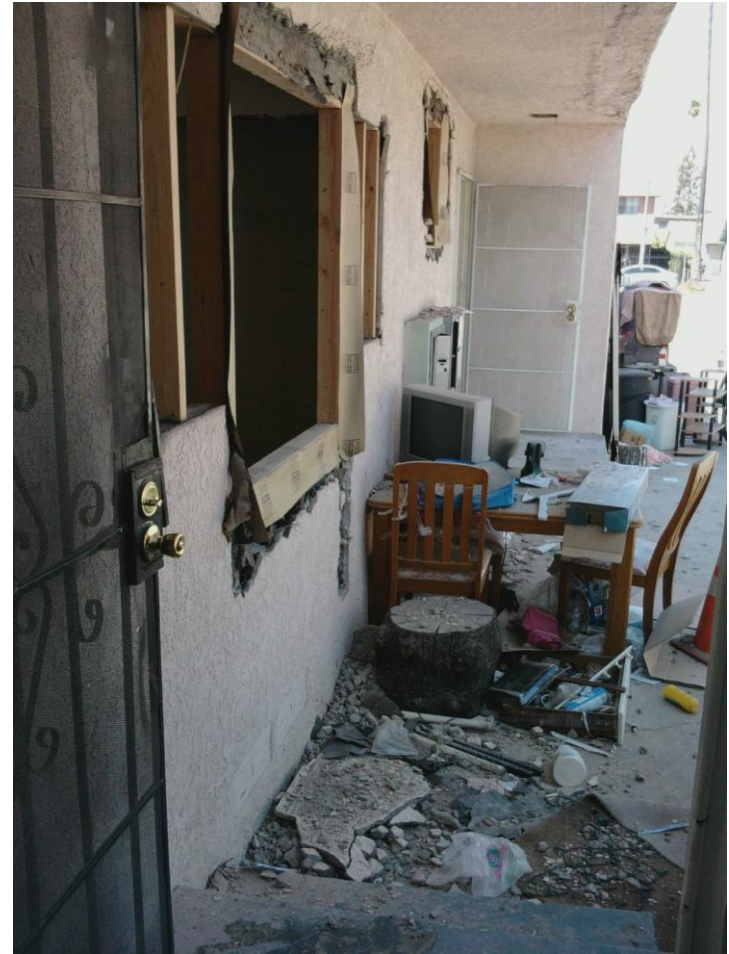
- Landlord Declarations of Intent to Evict (LAHD) increased and peaked in 2005.

Healthy Homes

Healthy Homes?



Healthy Homes?



Healthy Homes?



Healthy Homes?



Healthy Homes?



CES and Healthy Homes

Organizing for Healthy Homes

Building-wide problems can only be addressed by tenants organizing together and asserting their rights through collective action through:

- Outreach
- Education
- Empowerment
- Mobilization
- Tenant Association

Lead Hazard Remediation Program (LHRP)

We identify possible candidates for this city of Los Angeles program that provides FREE Lead Grant monies to landlords for the complete removal of lead-based paint hazards and to provide tenants a safe, healthy and habitable home.



Healthy Homes

Integrated Pest Management (IPM):

An approach to eliminating pests in the most safe and effective way. Rather than using conventional chemicals like pesticides, IPM tries to eliminate the root causes of pest infestation by removing potential food, water, and living space for pests and sealing up their entry routes into buildings.



Green Cleaning:

Using safer and more natural products to clean your home while reducing your exposure to toxic chemicals

Products Include:

Baking soda, vinegar, borax, essential oils, & soap



Organizing for Healthy Homes



Contact CES:

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