

HOUSING COMMITTEE REPORT relative to tenant relocation assistance required for evictions under the Ellis Act.

Recommendations for Council action, as initiated by Motion (Bonin - Ryu - Cedillo):

1. INSTRUCT the Los Angeles Housing and Community Investment Department (HCIDLA), with the assistance of the City Attorney as needed, to report in 90 days on:
 - a. The feasibility of tying tenant relocation assistance required for evictions under the Ellis Act to:
 - i. The median rental price for a comparable unit within the respective community plan area.
 - ii. Family size, unit size, and/or number of tenants.
 - iii. The annually adjusted consumer price index (CPI), according to local area indexes, as opposed to the Los Angeles-Long Beach Area CPI.
 - b. The feasibility of and recommendations for increasing the affordable housing replacement requirement (currently 20 percent) in Los Angeles Municipal Code Section 151.28.B. for new building construction.
 - c. The feasibility of allowing tenants who are displaced as a result of demolition to be provided the right of first refusal to move into the new building, and have the right of first refusal to rent the new below-market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.
 - d. The feasibility of and options for financing the acquisition or rehabilitation of Rent Stabilization Ordinance properties that are at-risk for Ellis Act evictions and demolitions for possible conversion to permanent affordable housing.
 - e. An analysis of potential relocation packages, indicators and real life experiences to help inform an appropriate policy.
2. INSTRUCT the HCIDLA, with the assistance of the Department of City Planning and the City Attorney as needed, to report on the City's authority to restrict the provision of affordable development incentives at sites where rental tenants were evicted under the Ellis Act, such as density bonus incentives or Transit Oriented Community incentives, to ensure vulnerable housing sectors are not rewarding developers for creating unintended displacements.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Yes.

For: Central Hollywood Neighborhood Council
Greater Cypress Park Neighborhood Council
Greater Echo Park Neighborhood Council
Hollywood United Neighborhood Council
Los Feliz Neighborhood Council

Summary:

At a regular meeting held on October 23, 2019, the Housing Committee considered a Motion (Bonin - Ryu - Cedillo) relative to tenant relocation assistance required for evictions under the Ellis Act. HCIDLA Staff provided comments and responded to questions from the Committee. Council Member Cedillo requested further information on relocation costs that are paid and real life experiences; and requested the HCIDLA report in 90 days. After an opportunity for public comment, the Committee recommended approving the Motion as amended. This matter is now submitted to the Council for consideration.

Respectfully Submitted,


HOUSING COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
CEDILLO	YES
KREKORIAN	YES
HARRIS-DAWSON	YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-