

MOTION

HOUSING

The Ellis Act is a California state law that allows landlords of multifamily buildings subject to the Rent Stabilization Ordinance to evict their tenants in order to transition a property to non-rental use. Property owners may pursue this process in order to convert rental units into condominiums, redevelop into commercial or single family uses, or to occupy a property themselves.


While Ellis Act evictions are lawful, the process can be stressful and burdensome to tenants as it requires them to find new housing on relatively short notice. The process can also lack clarity and transparency. With the acute housing crisis we are facing in Los Angeles, and the process of finding new housing posing difficulty to many, a sudden eviction can be extremely disruptive.

The Los Angeles Housing + Community Investment Department (HCIDLA) serves as a resource for tenants undergoing such evictions by providing Relocation Consultants and other support services. However, there is currently no formal noticing practice between HCIDLA and the relevant Council Office when an Ellis process is initiated.

There are a number of reasons Council Offices should be made aware of these proceedings. Many offices keep close track of the Rent Stabilized inventory in their Districts. They may also be interested in better monitoring community impacts and potential conflicts, and they can also serve to connect evicted tenants and community members to additional resources. A simple notification of Ellis proceedings on a property would support all of these purposes.

I THEREFORE MOVE that the City Council direct HCIDLA to notify respective Council Offices when Ellis Act proceedings begin.

PRESENTED BY: _____


JOSE HUIZAR
Councilmember, 14th District

SECONDED BY: _____




DEC 13 2016

ORIGINAL