

#### Contact Information

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The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/20/2017

Type of NC Board Action: For

#### Impact Information

Date: 06/25/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-0002-S72

Agenda Date:

Item Number:

Summary: We support adopting the resolution calling for the City of Los Angeles to add to its 2017-2018 legislative program priorities initiatives to curtail the unintended and detrimental effects of Government Code Section 7060 et seq. (the Ellis Act), which "allows landlords to terminate tenancies in rent-controlled jurisdictions without cause in order to withdraw property from the residential rental market." We concur with the resolution stating "thousands" of rent-controlled units have been removed from the existing housing stock by rental category conversion or outright demolition.

In fact, according to the Coalition for Economic Survival (CES), who collate the actual Ellis Act Declarations To Evict public filings, over 21,000 Los Angeles units protected by the Rent Stabilization Ordinance (RSO) have been lost since the passage of this California State statute.

In 2016, developers converted over 1600 RSO units, and in 2017 alone, at least three RSO per day have begun the process for conversion from RSO to market-rate units. With the new market-rate rental cost of the converted or rebuilt units skyrocketing over their previous rates, the displaced tenants are forced by economic realities to seek affordable housing elsewhere, or as cited in the resolution, "risk becoming homeless."

Promulgating local initiatives that seek several severable Ellis Act amendments will help combat our Affordable Housing Crisis by instituting stricter standards that can help thwart those developers who exploit the Ellis Act's original intent into a mechanism that has been systematically used to eliminate affordable housing from the market.