

Contact Information

Neighborhood Council: Central Hollywood Neighborhood Council

Name: Angie Aramayo

Phone Number: 323-793-5150

Email: angiearamayochnc@gmail.com

The Board approved this CIS by a vote of: Yea(9) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/21/2018

Type of NC Board Action: For

Impact Information

Date: 07/02/2018

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 18-0002-S62

Agenda Date:

Item Number:

Summary: We support the motion introduced by Councilmember Ryu to include support for AB 2364 (Bloom) in the City of Los Angeles' State Legislative Program.

California's historic housing crisis affects every neighborhood of Los Angeles, including Central Hollywood. Tenants face rising rents, limited access to housing within their economic means, and growing threat of eviction under the Ellis Act. Through Ellis, any property owner who wishes to quit the rental business can evict tenants and either convert or demolish the building. The resulting displacement of our neighbors and loss of precious affordable housing stock, much of it under rent control, hurts our ability to house people. From 2001 to 2016, 22,132 rent control units in Los Angeles were destroyed due to the Ellis Act. In the second quarter of 2017, landlords and developers filed 638 Ellis Act eviction applications, the equivalent of losing seven apartments a day. To protect our community members from being forced from their homes and to preserve those units as affordable housing, the Central Hollywood Neighborhood council strongly supports reform of the Ellis Act. AB 2364 would give tenants increased flexibility to seek damages when landlords evict them by withdrawing a property from the rental market yet proceed to reintroduce those units back on the rental market within five years. This will create a disincentive for such evictions and allow for greater chance of restitution for tenants displaced through loopholes in the Ellis Act. The bill would also extend the period in which landlords who re-enter the rental market must re-offer units to the former tenants allowing displaced tenants a better chance to return to their community. While AB 2364 is a small reform, it is a crucial step toward protecting all tenants facing an Ellis Act eviction. CHNC supports its passage and encourages our state officials to offer strong solutions to prevent the destruction of badly needed existing affordable rental units.