

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

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The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/22/2019

Type of NC Board Action: For

#### Impact Information

Date: 04/24/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0002-S58

Agenda Date:

Item Number:

Summary:

Elvina Beck - President  
Ferris Wehbe - Vice President, PLUM Committee Chair  
Roger Davis - Secretary, Entertainment Industry Committee Chair  
Charles Taylor - Treasurer  
Steve Ducey - Beautification, Legislative Action Committee Chair  
Alexander Massachi - At Large  
Duffy Culligan - Public Safety Committee Chair  
Louis Abramson - At Large  
Eman Al-Hassan - At Large

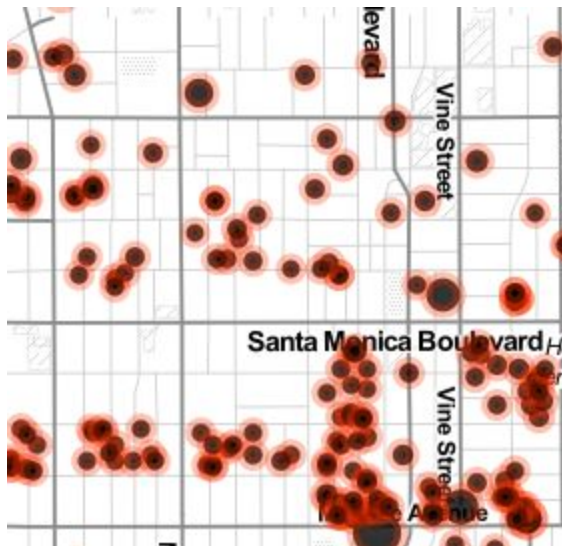


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4.22.2019

RE: CIS in SUPPORT of CF 19-0002-S58

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 the 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 of all means. [From 2001 to 2017, 24,021](#) RSO units in Los Angeles were lost due to the Ellis Act. In the first half of 2018 landlords and developers filed 997 Ellis Act eviction applications, the equivalent of losing 5 1/2 apartments a day.



As [this map](#) from the Anti-Eviction Mapping Project shows, Central Hollywood has seen scores of Ellis Act evictions over this period.

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.

Current law affords tenants and lessees 120 days to vacate a unit from the delivery of notice to the date of eviction unless they are over the age of 62, are disabled, and

other conditions are met. AB 1399 will extend the term for withdrawal of accommodations under the Ellis Act to one year for all tenants and lessees regardless of age, disability status, or other conditions.

Though AB 1399 will not stop evictions, it will give all renters more time to find new housing and prevent those it was intended to protect from being unnecessarily endangered. Elderly and disabled tenants can be left for months in boarded up buildings surrounded by vacant units as their neighbors must vacate within 120 days. AB 1399 will

allow all residents to stay for a full year as they prepare to leave, preserving the community and protecting these vulnerable tenants.

Property owners would face no greater delay to building demolition under AB 1399 because, under current law, any building with a qualifying resident is already being held intact for one year. AB 1399 affords all residents the right to stay while the building is still occupied and in use as a rental property.

While AB 1399 is a small reform, it is a crucial step toward protecting all tenants facing an Ellis Act eviction. Central Hollywood Neighborhood Council supports its passage and encourages our state officials to offer strong solutions to prevent the destruction of badly needed existing affordable rental units.

Steve Ducey

Chair - Legislative Action Committee, on behalf of the Central Hollywood Neighborhood Council Board