

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.

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Contact Information

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The Board approved this CIS by a vote of: Yea(6) Nay(0) Abstain(0) Ineligible(2) Recusal(0)

Date of NC Board Action: 08/13/2019

Type of NC Board Action: For

Impact Information

Date: 08/23/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-0646

Agenda Date:

Item Number:

Summary: This Motion proposes that the City Attorney, Dept of Planning and the Housing and Community Investment Dept (HCID) draft an Interim Control Ordinance requiring an initial 12-month minimum lease in RSO buildings. Extended stay apartments, which are temporary tenancies of less than one year, often a furnished unit, are used by business travelers and are known as “corporate housing.” Real estate experts have attested that an increase in corporate housing could push prices up in neighborhoods where many companies operate because there would be less housing available for long-term tenants. Of particular concern is the use of rent-controlled units for corporate housing rather than for permanent residents. This practice reduces the supply of rent-controlled long term housing. In Los Angeles the supply of older rent-controlled buildings has been on the decline as a development boom has led to gentrification. With Short-Term Rentals in rent-controlled buildings landlords can raise the prices when a tenant vacates the units, essentially nullifying the long-term RSO protections for renters. Beginning July 1st Los Angeles will adopt a Short-Term Rental Ordinance to ban stays of 30 days or less in rent-controlled buildings or units that are not the owner’s primary residence. This Motion proposes that the City should examine whether a similar policy is needed for corporate housing and draft an interim Control Ordinance requiring a 12-month lease in RSO buildings. This Motion also asks the City agencies to report back on the number of Corporate Housing units in use in the City Of Los Angeles, the number of RSO units being used for Corporate Housing, the number of non-RSO units being used for Corporate Housing, and the impact corporate housing stock has on the stock of long-term rental housing supply in general.