

## MOTION PLANNING & LAND USE MANAGEMENT

The City of Los Angeles faces an affordable housing emergency. The shortage of a diverse, plentiful and affordable housing stock in the City has been well-documented over the last decade. Every precaution must be taken to ensure that the remaining Rent Stabilized units in Los Angeles are preserved.

In September 2018, apartment buildings at 12757, 12763 and 12767 Mitchell Avenue were purchased with the intent to replace the 25 rent-stabilized units with 27 luxury co-living apartment condominiums. The tenants received notices of eviction under the Ellis Act. Since April 2019, the Mitchell Avenue apartment tenants have raised concerns about being displaced from their homes. Some of these tenants have lived at Mitchell Avenue for over four decades.

Los Angeles Municipal Code (LAMC) 12.95.2(F)(6) allows the Planning Department to approve a tentative map or preliminary parcel map for a residential or residential to commercial/industrial conversion project "unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is five percent or less, and (2) the cumulative effect of the rental housing market in the planning area of successive residential or residential to commercial/industrial conversion projects (past, present, and future) is significant."

The current vacancy rate in Los Angeles varies by community. The Community Planning Areas of Palms - Mar Vista - Del Rey, West Los Angeles, Venice, and Westchester - Playa Del Rey continue to hemorrhage rental housing due to conversions, despite a rental vacancy rate under five percent in each community. [Source: U.S. Census Bureau; 2017 American Community Survey 5-year Estimate.] This must stop.

While the plight of the tenants in the Mitchell Avenue apartment is particularly dire, they are unfortunately not alone in their hardship in facing eviction from their homes. In light of continued displacement of rent stabilized renters and the continued destruction of rent stabilized units, there is an urgent need to protect existing affordable housing and vulnerable tenants throughout the westside of Los Angeles.

I THEREFORE MOVE that the Planning Department, with the assistance of the Los Angeles Department of Water and Power, evaluate the accuracy of the 2017 American Community Survey 5-year Estimate and report back on whether the vacancy rate in the Palms - Mar Vista - Del Rey, the West Los Angeles, the Venice, and the Westchester - Playa Del Rey Community Planning Areas are at or under five percent.

I FURTHER MOVE that the Planning Department, in consultation with the Los Angeles Housing and Community Investment Department (HCID), report back on the number of rental units, including rent stabilized units, lost due to residential conversions in the Palms - Mar Vista - Del Rey, West Los Angeles, Venice, and Westchester - Playa Del Rey Community Planning Areas, since 2011.

ORIGINAL

OCT 15 2018

I FURTHER MOVE that the Department of City Planning, in consultation with the City Attorney, prepare the proper findings to determine that the vacancy rate and the cumulative impacts upon rental housing in the Palms - Mar Vista - Del Rey, West Los Angeles, Venice, and Westchester - Playa Del Rey Community Planning Areas, are sufficient for the department to cease issuing Ellis Act clearances until the vacancy rate has increased above 5%.

PRESENTED BY:



MIKE BONIN

*Councilmember, 11th District*

SECONDED BY:

