

Communication from Public

Name:

Date Submitted: 02/18/2020 11:42 AM

Council File No: 20-0203

Comments for Public Posting: I urge the council to support this motion providing additional regulations to the Ellis Act. Every year, we lose hundreds of rent-controlled units due to this state law. Not only does this law cause the displacement of our neighbors and community, but we never get those rental units back, decreasing the valuable stock of affordable housing even more. As local politicians, there's not much one can do about this state law, but this proposal is an important step to protect our residents and their right to live in the city where they work and contribute.

Communication from Public

Name: Danielle Leidner-Peretz
Date Submitted: 02/18/2020 03:59 PM
Council File No: 20-0203
Comments for Public Posting: Public comment for Council File 20-0203.



"Great Apartments Start Here!"

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February 18, 2020
Via Electronic Mail

Members of the Los Angeles City Council
City Hall
200 North Spring Street
Los Angeles, California 90012

Re: 20-0203- Requiring Owners to Obtain Permits and Describe Work to be Done Before Issuing Notices to Vacate (Agenda item 32)

Dear Members of the Los Angeles City Council:

Tomorrow the City Council will be consider a motion directing the City Attorney to prepare an ordinance requiring owners to obtain a permit and provide a description of the work to be accomplished prior to issuing a notice to vacate a rental unit, exempt from the Rent Stabilization Ordinance (RSO) but subject to Assembly Bill 1482, due to substantial renovations. The Apartment Association of Greater Los Angeles (AAGLA) requests that the Council postpone consideration of this matter to allow for thoughtful discussion with key stakeholders and to provide an opportunity to raise critical issues of concern. As the Housing Committee waived consideration of this matter, there has been no opportunity for much needed deliberation and public feedback.

As part of its deliberations, AAGLA urges the City Council to consider the below issues prior to moving forward on this motion.

- Assembly Bill 1482, the statewide rent control and renter protection law just became effective on January 1, 2020, less than 2 months ago. This new State law allows an owner to issue a notice to vacate to substantially remodel a property, sets forth a clear definition of what constitutes a "substantial remodel" and State mandated notice requirements. Further, if an owner fails to comply with the provisions of the State law, the no-fault notice of termination of tenancy is rendered void and the owner may also be subject to punitive damages for violations. We believe Assembly Bill 1482 controls the eligibility and notice requirements of these types of evictions and preempts the City from modifying those requirements as outlined in the motion.
- The motion seeks to require that owners obtain the necessary permits prior to issuing the notice to vacate. It is important to note that permits are costly and provided for a



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limited time period. Requiring issuance of permits before moving forward with a tenancy termination can result in significant delays in what may be much needed or required unit rehabilitation. Extended delay can also lead to permit expiration and the need for the owner to obtain the same costly permit more than once in order to initiate the planned renovation. AAGLA urges the City Council to consider other means to address these situations in order to meet the City’s objectives. Moreover, while the motion indicates that there is a loophole in the State law which has resulted in renters receiving questionable notices to vacate based on substantial renovations, no data has been provided to support such conclusion or to warrant advancement of this motion without thoughtful deliberation and stakeholder engagement.

The State law has effectively balanced the objectives of providing renter protections while recognizing the vital importance of maintaining housing stock. We ask that the Council consider this delicate balance and the unintended consequences that will most likely result should this motion be advanced, including potentially hindering essential rehabilitation of the City’s aging housing stock. AAGLA urges the City Council to work with key stakeholders to identify workable solutions and not ones that will cause further deterioration of the City’s rental housing supply and unduly burden the City’s rental housing providers.

Thank you for your time and consideration of these matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at danielle@aagla.org.

Very truly yours,

Danielle Leidner-Peretz