

**REPORT OF THE
CHIEF LEGISLATIVE ANALYST**

DATE: April 14, 2017

TO: Honorable Members of the Rules, Elections, Intergovernmental Relations, and
Neighborhoods Committee

FROM: Sharon M. Tso 
Chief Legislative Analyst

Assignment No: 17-03-0340

SUBJECT: Resolution (Bonin – Blumenfield) to SUPPORT AB 982 (Bloom and Chiu).

CLA RECOMMENDATION: Adopt Resolution (Bonin - Blumenfield) to include in the City's 2017-2018 State Legislative Program SUPPORT for AB 982 (Bloom and Chiu), which would require landlords to give a one year notice to all tenants of buildings undergoing an Ellis Act removal before they can be evicted.

SUMMARY

Resolution (Bonin - Blumenfield), introduced on March 28, 2017, describes that under the California Ellis Act, landlords are provided the right to take units off the rental housing market should they no longer wish to offer the units. Current law requires that tenants who are 62 years and older or who are living with disabilities must receive a one year notice before they can be evicted under the Ellis Act. The Resolution describes Assembly Bill 982, which would require landlords to give a one year notice to all tenants of buildings undergoing an Ellis Act removal before they can be evicted. In order to protect the rights of tenants, the Resolution calls on the City to support AB 982.

BACKGROUND

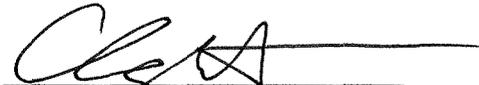
Under the California Ellis Act, a landlord has the right to exit the rental business. Existing law provides that the landlord provide tenants a 120 day notice before their eviction. For tenants 62 years of age or older or disabled, who have lived in the unit for at least one year, this notice requirement is one year. AB 982 would extend the term for withdrawal of accommodations to one year for all tenants without regard to age or disability. In C.F. 17-0002, adopted in January 2017, the City Council supported legislation that would make the changes proposed in AB 982. Therefore, our Office recommends the City support AB 982.

DEPARTMENTS NOTIFIED

Housing and Community Investment Department

BILL STATUS

03/02/17 Referred to Com. on H. & C.D.
02/16/17 Introduced


Clay McCarter
Analyst

Attachment: Resolution (Bonin – Blumenfield)

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, under the California Ellis Act, landlords are provided the right to take units off the rental housing market should they no longer wish to offer the units to the market; and

WHEREAS, according to the Los Angeles Housing & Community Investment Department, over 1,000 units were removed from the rental market under the Ellis Act in 2015; and

WHEREAS, between 2013 and 2014, Ellis evictions more than tripled; and

WHEREAS, current law requires that tenants who are 62 years and older or who are living with disabilities must receive a one year notice before they can be evicted under the Ellis Act; and

WHEREAS, Assembly Bill 982 (Bloom and Chiu) would require landlords to give a one year notice to all tenants of buildings undergoing an Ellis Act removal before they can be evicted; and

WHEREAS, in order to protect the rights of tenants, all tenants should be afforded this one year provision, to give families and individuals time to find other affordable units;

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2017-2018 State Legislative Program SUPPORT for AB 982, which would require landlords to give a one year notice to all tenants of buildings undergoing an Ellis Act removal before they can be evicted.

PRESENTED BY: 
MIKE BONIN
Councilmember, 11th District

SECONDED BY: 

ORIGINAL

MAR 28 2017

