

RESOLUTION

RULES, ELECTIONS, INTERGOVERNMENTAL RELATIONS

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, in 1985, the California Legislature adopted the Ellis Act in response to the California Supreme Court decision in the case of Nash v. City of Santa Monica, which allows landlords to remove their rental units from the market after providing sufficient notice to tenants; and

WHEREAS, landlords have withdrawn rental units from the rental market and gradually reintroduced them at higher rental rates, which was not an intended use of Ellis Act withdrawals and represents a significant loophole that has resulted in unjustly increased rent and the displacement of many residents; and

WHEREAS, alongside low vacancy rates citywide, displacement and a lack of sufficient eviction notice represent a substantial hurdle for displaced residents; and

WHEREAS, currently pending in the California State Assembly is AB 2364 (Bloom) which gives displaced residents increased flexibility to seek damages when landlords displace them by withdrawing a property from the rental market and proceed to re-rent units within five years; and

WHEREAS, the bill would extend the period in which landlords who re-enter the rental market must re-offer units to the former tenants and ensures that landlords cannot gradually re-introduce units withdrawn from the rental market; and

WHEREAS, AB 2364 (Bloom) would stabilize neighborhoods by stopping withdrawal of units for rental rate increase purposes and would provide displaced tenants with a simpler process of reclaiming their former homes.

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State Legislative Program SUPPORT of AB 2364 (Bloom) which would extend the period in which rental accommodations withdrawn from the market must be offered to displaced tenants and would increase the available penalties for rental units withdrawn and re-rented within five years.

PRESENTED BY: David E. Ryu  
DAVID E. RYU  
Councilmember, 4<sup>th</sup> District

SECONDED BY: Heidi Wang

MAY 15 2018

ORIGINAL

