

RESOLUTION

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

WHEREAS, California, and Los Angeles in specific, are undergoing a rental housing crisis of major proportions; and

WHEREAS, the state Ellis Act ("the Act"), originally adopted to provide small-scale property owners an orderly way to evict tenants and withdraw their multi-family rental buildings from the market while giving local jurisdictions an opportunity to require relocation assistance for displaced tenants, arguably has become a method by which many units of rental housing are removed from the market or rent stabilized status so that owners can pursue more lucrative uses of the property; and

WHEREAS, the Ellis Act could be amended to provide evictees additional protections against the hardships that sometimes stem from property owners invoking the Act; and

WHEREAS, AB 2364 (Bloom) proposes to amend the Act to require only one withdrawal date for an entire property and that if any unit in the building is returned to the rental market, then the whole building would be back on the market; and

WHEREAS, the bill also proposes to revise the circumstances and procedures whereby an owner is required to offer displaced tenants and lessees an opportunity to return to their units if they come back onto the rental market within 10 years; and

WHEREAS, the bill also would require that the rental agreement or lease to be offered be the same as that in effect at the time of the displacement; and

WHEREAS, the bill also would extend the time period from two to five years during which the various provisions of the Act govern an owner who returns the withdrawn units to the rental market; and

WHEREAS, THE BILL would reduce the time limit to one year from the date when the withdrawn accommodations are offered again for rent or lease that a legal action may be brought under these provisions, but eliminate the limit on punitive damages specified in the Act as being no more than six months' rent; and

WHEREAS, the City has previously sought or supported amendments to the Ellis Act and AB 2364 is consistent with its goal of offering additional protections to tenants.

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 2018 State Legislative Program SUPPORT for Assembly Bill 2364 to amend the Ellis Act to provide stronger protections for displaced tenants.

PRESENTED BY: 
PAUL KORETZ, Councilmember, Fifth District

SECONDED BY: 

MAY 18 2018



ORIGINAL