

**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, Government Code section 7060 et seq. (the Ellis Act) allows landlords to terminate tenancies in rent-control jurisdictions without cause in order to withdraw property from the residential rental market; and

WHEREAS, since its enactment in 1986, tens of thousands of units have been withdrawn from the rental market in Los Angeles alone under the Ellis Act; and

WHEREAS, such evictions most often affect long-term, below market rent tenants and cause great upheaval and disruption and often result in long-term residents having to risk becoming homeless or leave the City since market rents have become out of reach for many tenants; and

WHEREAS, the current law disadvantages tenants in a variety of other ways that could be addressed with technical and substantive amendments that acknowledge the substantial changes in the rental housing market in the years since 1986 and the emergent pattern of Ellis being used by developers to empty rent stabilized properties so they can be redeveloped; and

WHEREAS, Assembly Bill 1399 (AB 1399-Bloom) proposes a series of amendments which address several such issues, including the effective date for withdrawal of the accommodations as a whole, required notice, and ground rules for returning a property to rental use.

NOW, THEREFORE, BE IT RESOLVED, THAT, with the concurrence of the Mayor, by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program support for Assembly Bill 1399 to strengthen tenant protections in the Ellis Act.

PRESENTED BY: Paul Koretz  
PAUL KORETZ  
Councilmember, Fifth District

SECONDED BY: Jim Cedillo

ORIGINAL

APR 05 2019