

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at NCsupport@lacity.org.

This is an automated response, please do not reply to this email.

Contact Information

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The Board approved this CIS by a vote of: Yea(15) Nay(1) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 2/10/2021

Type of NC Board Action: For

Impact Information

Date: 02/11/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-1127

Agenda Date:

Item Number:

Summary: WCKNC fully supports CF19-1127 and asks that this motion be made a committee priority. The people of Los Angeles will not wait for market solutions, they call on the city council to make real progress towards preserving affordable housing and follow in the steps of sister cities that have supported the purchase of affordable housing by land trusts, city housing agencies, and the tenants themselves. Additionally, we ask that the PLUM committee make the city attorney's report regarding the feasibility of this motion publicly available.



WILSHIRE CENTER
KOREATOWN
NEIGHBORHOOD COUNCIL



February 8, 2021

Councilmember Mark Ridgley Thomas,
Councilmember Gil Cedilla,
Councilmember Mitch O'Farrell,
Councilmember Nithya Raman,
Councilmember Marqueece Harris-Dawson
Councilmember Paul Krekorian
Councilmember John Lee
Los Angeles City Council,
200 N. Spring Street Los Angeles, California 90012

Re: Community Impact Statement for Council File: 19-1127 Ellis Act / Right-of-Refusal / Purchase Apartment Buildings / Property

Dear Honorable Members of the Housing Committee,

We, the Wilshire Center-Koreatown Neighborhood Council (WCKNC), **support Council File 19-1127 Ellis Act / Right-of-Refusal / Purchase Apartment Buildings / Property.**

The Ellis Act is a 1985 state law that allows property owners to evict all the tenants in a building on a no-fault basis to remove the property from the rental housing market. The law was previously used to allow property owners to retire and exit the rental property business. Recently, developers and real estate speculators have been taking advantage of this law to evict tenants in rent-controlled buildings, remove the rent-controlled units from the market, and replace them with market-rate, luxury developments, condos, and non-rental commercial uses.

Since 2001, landlords and developers have filed Ellis Act evictions on over 26,562 units in the City of Los Angeles. Within 2019 alone, 1,659 Los Angeles rent-controlled units were lost due to the Ellis Act. (<http://www.antievictionmappingproject.net/losangeles.html>).

Economic factors and evictions are some of the driving forces of increasing homelessness in Los Angeles. City agencies are responsible to prevent tenants from becoming homeless as much as helping unhoused people back into housing. City agencies also need to prevent the loss of rent-controlled housing.

This Motion instructs the Housing, Community and Investment Department (HCID), with assistance from the City Attorney, to prepare and present an ordinance that would give the City of Los Angeles, mission-driven affordable housing developers, non-profit affordable housing entities, and tenants first right-of-refusal to purchase apartment buildings and property that initiate Ellis Act proceedings. Allowing these entities right-of-refusal will help stem the loss of affordable, rent-controlled buildings in Los Angeles, acting as a deterrent to developers initiating Ellis Act proceedings, and help prevent no-fault tenant evictions.

During this critical period in the COVID-19 pandemic, housing has become an issue of life and death. As our city faces an unprecedented wave of evictions, we implore you to do everything in your power to pass Motion in CF 19-1127 for the purpose of:

- preserving rent-controlled buildings and thus preserving the supply of long-term rental housing,
- preventing no-fault evictions of tenants who may not have the means to find rental housing in their communities, even with reimbursement of relocation expenses, and in light of the crisis nature of COVID-19 and our under- and unhoused population which keeps growing daily,
- highlighting the requirements of Los Angeles’ Housing Element of the General Plan which requires that Los Angeles preserve affordable housing, of which rent-controlled housing is a very important piece,
- economic and environmental concerns, it is far more cost-effective and environmentally sounds to refurbish or repurpose already existing buildings, rather than to demolish and rebuild.

WCKNC fully supports CF 19-1127 and asks that this motion be made a committee priority. The people of Los Angeles will not wait for market solutions, they call on the city council to make real progress towards preserving affordable housing and follow in the steps of sister cities that have supported the purchase of affordable housing by land trusts, city housing agencies, and the tenants themselves. Additionally, we ask that the PLUM committee make the city attorney’s report regarding the feasibility of this motion publicly available.

Sincerely,

/s/ Elizabeth Isralowitz

Wilshire Center-Koreatown Neighborhood Council

wcknc.info@gmail.com