

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](mailto:NCsupport@lacity.org).

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

#### Contact Information

Neighborhood Council: East Hollywood Neighborhood Council (EHNC)

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The Board approved this CIS by a vote of: Yea(11) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 6/21/2021

Type of NC Board Action: For if Amended

#### Impact Information

Date: 06/24/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 19-1127

Agenda Date:

Item Number:

Summary: The East Hollywood Neighborhood Council (EHNC) requests that this community impact statement be attached to Los Angeles City Council file 19-1127 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 in order 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.



The Honorable Members of the Los Angeles City Council  
City Hall  
200 N. Spring St.  
Los Angeles, CA 90012

2/22/21

Re: Council File: 19-1127 (Ellis Act / Right-of-Refusal / Purchase Apartment Buildings / Property)

Position: Support with recommendations

Dear Councilmembers,

The East Hollywood Neighborhood Council (EHNC) requests that this community impact statement be attached to Los Angeles City Council file 19-1127 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 in order 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, act as a deterrent to developers initiating Ellis Act proceedings, and help prevent no-fault tenant evictions.

The EHNC supports the Motion in CF 19-1127 with additions of:

- Require acceptable threshold for how many affordable housing developers and non-profits to contact.
- Looking into a City facilitated bidding process to connect developers to property owners.
- City assisted regulations on how the property value will be determined, so that the affordable housing developers and nonprofits have a fighting chance at affording the property.
- The city looks into public funds available to support affordable housing developers and nonprofits with purchasing.

Sincerely,

*Ninoska Suarez*

East Hollywood Neighborhood Council

CC:

Hon. Mitch O'Farrell Councilmember,  
13th District Los Angeles  
City Hall 200 N. Spring Street, Rm 480  
Los Angeles, CA 90012

Hon. Nury Martinez City Council President  
Councilmember, 6th District Los Angeles  
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