

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.

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Contact Information

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The Board approved this CIS by a vote of: Yea(16) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 05/18/2021

Type of NC Board Action: For

Impact Information

Date: 05/20/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0002-S81

Agenda Date:

Item Number:

Summary: On behalf of over 40,000 stakeholders, the Los Feliz Neighborhood Council (LFNC) supports this motion to reform the Ellis Act, asks our state legislators to approve AB 854, and asks the City Council to advocate for it. The Ellis Act has been abused, often by serial speculators, to evict tenants and remove affordable housing stock from Los Angeles. Most Ellis Act evictions happen within five years of the building being bought. In other words, the Act is being used by speculators much more often than established, retiring landlords, as originally intended. The Ellis Act is frequently used to convert properties to condominiums and/or as part of a process of a firm buying, flipping, and reselling multiple buildings. In many cases, this has resulted in long-term tenants being evicted and displaced from rent-stabilized units. AB 854 would help fix this. It would require that an owner own a building for at least five years before using the provisions of the Ellis Act. It would also forbid an entity from using the Ellis Act again on another building they own for ten years. This fix would allow the original intention of the Act—for small, longtime landlords to retire or leave the business—to continue, while curbing harmful speculative practices and the evictions that result. Please pass AB 854 without delay.