

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, or, Ellis) allows landlords to terminate tenancies in rent-control jurisdictions without cause in order to withdraw property from the residential rental market and since its enactment in 1985, more than 27,000 units have been withdrawn from the rental market in Los Angeles alone under the Ellis Act, with an additional tens of thousands in other jurisdictions throughout California; and

WHEREAS, such evictions most often affect long-term, elderly, disabled and below-market rent tenants and cause great upheaval and disruption and often result in these 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 destabilizes the rental market and disadvantages tenants via the increasingly emergent pattern of Ellis being used by developers to empty rent stabilized properties so they can be redeveloped; and

WHEREAS, the vast majority of these evictions occur within five years of the owner purchasing the property, as speculator developers will often purchase the property and "go out of business" immediately after, making the Ellis Act a major loophole for speculator developers that provides an incentive to destroy California's rent-controlled housing for profit.

WHEREAS, AB 854 (Lee) seeks to stop speculator Ellis evictions by requiring five years of ownership before the Ellis Act can be invoked, a proposal which this Council has supported in prior legislative years.

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 2021-2022 State Legislative Program SUPPORT for Assembly Bill 854 which provides that apartment buildings must be owned for a minimum of five years before becoming eligible for invocation of the Ellis Act.

PRESENTED BY: Paul Koretz
PAUL KORETZ
Councilmember, Fifth District

Marqueece Harris-Dawson
MARQUEECE HARRIS-DAWSON
Councilmember, Eighth District

SECONDED BY: Nithya Rana

MAR 23 2021

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