

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)

Name: Jillian Schultz

Phone Number: (847) 828-4828

Email: [jillianschultz@easthollywood.net](mailto:jillianschultz@easthollywood.net)

The Board approved this CIS by a vote of: Yea(11) Nay(2) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 4/19/2021

Type of NC Board Action: For if Amended

#### Impact Information

Date: 04/21/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0035

Agenda Date:

Item Number:

Summary: The East Hollywood Neighborhood Council (EHNC) voices its support for this motion and urges adoption of a subsequent ordinance to mandate one-for-one replacement of rent-stabilized units citywide with the “right to return” if amended to include a request for HCID to look into ways to guarantee affordable temporary housing for folks who would be given the right to return to one of the 1:1 units. In our city, among the most rent-burdened in the country, almost two-thirds of households rent. Around three in four rental units fall under the rent stabilization ordinance. It is therefore an important mechanism for keeping housing affordable and stable for a large share of Angelenos.



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

4/19/21

Re: Council File: 21-0035 - Rent Stabilization Ordinance (RSO) Units / One-to-One Replacement / Affordable Housing

Position: Support if amended

Dear Councilmembers,

The East Hollywood Neighborhood Council (EHNC) voices its support for this motion and urges adoption of a subsequent ordinance to mandate one-for-one replacement of rent-stabilized units citywide with the “right to return” if amended to include a request for HCID to look into ways to guarantee affordable temporary housing for folks who would be given the right to return to one of the 1:1 units.

In our city, among the most rent-burdened in the country, almost two-thirds of households rent. Around three in four rental units fall under the rent stabilization ordinance. It is therefore an important mechanism for keeping housing affordable and stable for a large share of Angelenos.

However, [according to the Anti-eviction Mapping Project](#), between January 2001 and September 2020, an astounding 27,067 rent-stabilized units were taken off the market (via the Ellis Act)—over three percent of the city’s rent-stabilized stock. That’s 3.75 units per day removed, for two decades. And because of laws like the Costa-Hawkins Act, new housing almost never falls under rent-stabilization, making these units a dwindling resource.

When new construction destroys rent-stabilized units, the City must require that these units are each replaced. [Upheld by the courts](#), this is one of the very few ways for new units to be placed under rent stabilization rules. While both [city ordinances](#) and [state law](#) provide some mandates for replacement of rent-stabilized units, the existing

rules have a number of exceptions and work-arounds. Furthermore, these rules are generally stronger under programs like Transit Oriented Communities program, creating an unfortunate incentive to build elsewhere, where rules are weaker.

This Neighborhood Council therefore urges the City to adopt a strong, uniform requirement of (at least) one-for-one replacement of rent-stabilized units anywhere in Los Angeles that includes the right to return for displaced tenants and temporary affordable housing options in the interim before return.

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  
City Hall 200 N Spring Street, Ste 470  
Los Angeles, CA 90012

Mayor Eric Garcetti  
Los Angeles City Hall  
200 N. Spring Street  
Los Angeles, CA 90012