

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

Neighborhood Council: Silver Lake Neighborhood Council

Name: Albert Andrade

Phone Number:

Email: albert.andrade@silverlakenc.org

The Board approved this CIS by a vote of: Yea(20) Nay(0) Abstain(0) Ineligible(1) Recusal(0)

Date of NC Board Action: 06/02/2021

Type of NC Board Action: For

Impact Information

Date: 06/12/2021

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-0035

Agenda Date:

Item Number:

Summary: On behalf of over 40,000 stakeholders, the Silver Lake Neighborhood Council voices its support for this motion and urges adoption of a subsequent ordinance to mandate one-for-one replacement of rent-stabilized units citywide.



Serving the Silver Lake Community Since 2003

1850 W. Silver Lake Drive
Los Angeles, California 90026

Phone 323-413-SLNC (7562)
Email board@silverlakenc.org
www.silverlakenc.org

Co-Chairs
Vice Chair
Treasurer
Secretary

Anthony Crump
Xanthe Scheps
Dulce Stein
Maebe A. Giral
Albert Andrade

- COMMUNITY IMPACT STATEMENT -

Council File: [21-0035](#)

Title: Rent Stabilization Ordinance (RSO) Units / One-to-One Replacement / Affordable Housing

Position: Support

On behalf of over 40,000 stakeholders, the Silver Lake Neighborhood Council voices its support for this motion and urges adoption of a subsequent ordinance to mandate one-for-one replacement of rent-stabilized units citywide.

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 and abuse of short term rentals, 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. We would furthermore like to see a provision wherein tenants who were evicted under the Ellis Act are offered right-of-return to the new units at the same rent as when they were evicted.

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. Moreover, these rules should prioritize the REPLACEMENT of rent-stabilized units on-site, and we would like to see a provision of a guaranteed right-of-return to tenants who were evicted from the original units at a comparable rent, to better ensure stability for renters who are integral parts of particular geographic communities. Additionally, the notification of availability to the former tenants of record of one-to-one replacement units in the new development shall become the responsibility of the new development's owners and their agents.

Silver Lake Neighborhood Council vote: **YES 20** **NO 0** **ABSTAIN 0** **ABSENCE 1**