

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: East Hollywood Neighborhood Council (EHNC)

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The Board approved this CIS by a vote of: Yea(15) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 04/18/2022

Type of NC Board Action: For

Impact Information

Date: 04/19/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 22-0002-S48

Agenda Date:

Item Number:

Summary: The East Hollywood Neighborhood Council would like to voice its strong support of Council File 22-0002-S48, in support of AB 2050 (Lee). This proposal seeks to stop speculator evictions by requiring five years of ownership before the Ellis Act can be invoked in any jurisdiction with rent control. The Ellis Act was originally passed (SB 505, 1985) to protect small “mom and pop” landlords who could no longer tend to their rental property and allows property owners the opportunity to get out of the rental housing business without selling their property. When the Ellis Act passed, it was expected it would not be used very often since few landlords intend to keep their buildings vacant. For over a decade after the Ellis Act’s passage, it was rarely used. However, a series of court decisions vastly expanded the Act’s reach. Instead of requiring units to sit vacant, courts held that owners could convert the rental units to ownership. This led to speculators buying buildings and then “going out of the rental housing business” soon after. Eviction notices to long-term tenants and the permanent removal of affordable rental units followed. Since 2001, over 27,600 units in Los Angeles have been taken off the rental market using the Ellis Act. The loss of these rent-controlled units have displaced over 60,000 Los Angeles residents. Data shows that during this timeframe, approximately 100 Ellis Act applications have been processed in the East Hollywood Neighborhood. This has been devastating for the poor, renters and low-income families in Los Angeles, fueled by the negative trend among investor groups, corporations and other profit-driven entities snatching up buildings and emptying them, and even outbidding families trying to buy homes. Protecting and preserving affordable housing stock –particularly rent-controlled units – is essential to keeping people housed and addressing California’s housing crisis. For these reasons, we are in strong support of AB 2050 (Lee).



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

04/13/2022

Re: Council File [CF-22-0002-S48](#) AB 2050 (Lee) / Ellis Act Evictions / Ownership Requirement / Apartment Buildings

Position: Support

Dear Councilmembers,

The East Hollywood Neighborhood Council would like to voice its strong support of Council File 22-0002-S48, in support of AB 2050 (Lee). This proposal seeks to stop speculator evictions by requiring five years of ownership before the Ellis Act can be invoked in any jurisdiction with rent control.

The East Hollywood Neighborhood Council (EHNC), established in 2001, is a way for the historically underserved neighborhood to not only find a voice in the City, but also to establish an identity built on its unique and unrivaled diversity. The EHNC represents nearly 50,000 Los Angeles residents, with nearly 80% minority population and 16,000 (87%) renter occupied units, and a median household income just 50% of Los Angeles County's.

The Ellis Act was originally passed (SB 505, 1985) to protect small "mom and pop" landlords who could no longer tend to their rental property and allows property owners the opportunity to get out of the rental housing business without selling their property. When the Ellis Act passed, it was expected it would not be used very often since few landlords intend to keep their buildings vacant. For over a decade after the Ellis Act's passage, it was rarely used.

However, a series of court decisions vastly expanded the Act's reach. Instead of requiring units to sit vacant, courts held that owners could convert the rental units to ownership. This led to speculators buying buildings and then "going out of the rental housing business" soon after. Eviction notices to long-term tenants and the permanent removal of affordable rental units followed.

Since 2001, over [27,600](#) units in Los Angeles have been taken off the rental market using the Ellis Act. The loss of these rent-controlled units have displaced over 60,000 Los Angeles residents. Data shows that during this timeframe, approximately 100 Ellis Act applications have been processed in the East Hollywood Neighborhood.

This has been devastating for the poor, renters and low-income families in Los Angeles, fueled by the negative trend among investor groups, corporations and other profit-driven entities snatching up buildings and emptying them, and even outbidding families trying to buy homes.

Protecting and preserving affordable housing stock –particularly rent-controlled units – is essential to keeping people housed and addressing California’s housing crisis. For these reasons, we are in strong support of AB 2050 (Lee).

Sincerely,

East Hollywood Neighborhood Council

CC:

Marqueece Harris-Dawson
Paul Koretz
Nithya Raman