

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

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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: 05/05/2022

Type of NC Board Action: For

#### Impact Information

Date: 05/25/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 22-0002-s48

Agenda Date:

Item Number:

Summary: The Historic Highland Park Neighborhood Council, representing more than 60,000 stakeholders, supports this Resolution [Exhibit 1] to reform the Ellis Act, asks the legislature and our state legislators to approve AB 2050, 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 2050 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.

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# HISTORIC HIGHLAND PARK NEIGHBORHOOD COUNCIL

## COMMUNITY IMPACT STATEMENT

5/5/22

Attn: Council President Nury Martinez, Councilmember Kevin De Leon, Councilmember Gil Cedillo

From: Historic Highland Park Neighborhood Council

RE: AB 2050 (Lee) / Ellis Act Evictions / Ownership Requirement / Apartment Buildings  
([Council File: 22-0002-s48](#))

Dear Los Angeles City Councilmembers,

The Historic Highland Park Neighborhood Council, representing more than 60,000 stakeholders, supports this [Resolution](#) [Exhibit 1] to reform the Ellis Act, asks the legislature and our state legislators to approve AB 2050, 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 2050 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 2050 without delay.

CC: California State Senator Maria Durazo  
California State Assemblymember Wendy Carrillo  
Chair of the State Senate Housing Committee Scott Wiener  
Chair of the California State Assembly Committee on Housing and Community  
Development Buffy Wicks

Submitted also as a California Legislature position letter In support of AB 2050

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 due to high market rate rents being 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

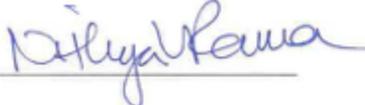
WHEREAS, the vast majority of these evictions occur within five years of a new owner purchasing the property, as speculator developers will often purchase the property and "go out of business" immediately after, making the Ellis Act a major loophole for speculative developments that provides an incentive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

WHEREAS, AB 2050 (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 2050 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  
Councilmember, 5<sup>th</sup> District

  
MARQUEECE HARRIS-DAWSON  
Councilmember, 8<sup>th</sup> District

SECONDED BY: 

MAR 29 2022  


ORIGINAL