

RESOLUTION

WHEREAS, any official position of the City of Los Angeles with respect to legislation rules, regulations, or policies proposed to 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; and

WHEREAS, the Ellis Act is a State law passed in 1985 that prohibits any jurisdiction from compelling an owner of any residential real property to offer, or continue to offer, accommodations in the property for rent or lease; and

WHEREAS, the Ellis Act affords certain protections to renters to prevent property owners from subverting the intent of law, such as requiring first right of return to a unit withdrawn under the Ellis Act if that unit is re-offered for rent within 10 years of the withdrawal date, and requiring that at least 120 days be given to a tenant to move out of a unit in a property being withdrawn under the Ellis Act; and

WHEREAS, the Los Angeles Housing Department has identified several gaps in tenant protections provided by the Ellis Act that undermine the law's intent to shield tenants from abusive landlord practices, such as using the Ellis Act to evict tenants claiming a desire to remove properties from the rental market, while actually renovating and re-renting units at higher rents; and

WHEREAS, the Los Angeles Housing Department has identified several potential changes to the Ellis Act that will strengthen protections for tenants or properties that have been subject to an Ellis Act withdrawal; and

WHEREAS, the City continues to experience an affordable housing shortage, with nearly 60 percent of households paying over 30 percent of their income on rent, according to the 2021-2029 Housing Element; and


WHEREAS, additional protections for tenants are crucial to ensure that City residents do not lose their homes due to landlords exploiting loopholes in the Ellis Act; and

WHEREAS, the City should support changes to the State's Ellis Act in order to preserve affordable housing and ensure that renters are not taken advantage of by landlords.

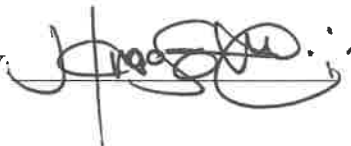
NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT for legislation that would amend the Ellis Act to:

- a. Require a response from property owners on the intended future use of the property and allow cities to reject the filling of the Ellis Act forms;
- b. Require one-year extensions for all tenants in a building if there is at least one unit qualifying for a one-year extension; and
- c. Allow municipalities to regulate the initial rent for the first 10 years of re-rental to conform with a right to return of 10 years.

PRESENTED BY:


NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:



ORIGINAL

JUN 20 2024

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