

MOTION

In 2006 and 2007 the Council adopted two ordinances (No. 177901 and 178848) which incorporated the State *Ellis Act* (Government Code Section 7060) provisions into the City's Rent Stabilization Ordinance (RSO), Municipal Code Section 151.22- 151.28. The *Ellis Act* allows landlords the right to take units off the rental housing market should they no longer wish to offer the units for rent.

The two City ordinances prescribe that rental units constructed to replace units demolished or removed from the rental housing market and offered for rent within five years are subject to the RSO.

Recently there have been land use cases wherein appellants objecting to a proposed project contend that they are losing their rent-stabilized apartments due to the Ellis Act for the purpose of converting an apartment building to another use without any compensation for relocation assistance.

The Planning Department must ensure that all requirements have been met wherein there is a proposed land use project that removes existing affordable housing units from the rental market, inasmuch as the City is the most unaffordable housing market in the country, and where there are nearly 28,000 homeless people in the City, bringing the total to 47,000 homeless individuals in the County of Los Angeles.

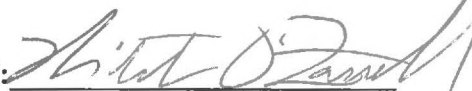
I THEREFORE MOVE that the Council instruct the Planning Department to include a statement in its departmental reports each time a project is considered by the Planning & Land Use Management Committee which removes Rent Stabilization Ordinance (RSO) units, and which delineates how it impacts the City's RSO inventory.

PRESENTED BY:


JOSÉ HUIZAR

Councilmember, 14th District

SECONDED BY:



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