

6/13/22

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CC: Nithya Raman, Council District 4, nithya.raman@lacity.org
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RE: Taking Action on CF 19-0646 Interim Control Ordinance / Minimum Lease / Rent Stabilization Ordinance (RSO) Buildings

Date Received / Introduced

06/14/2019

City Attorney Draft Ordinance:

https://clkrep.lacity.org/onlinedocs/2019/19-0646_ord_draft_02-09-2021.pdf

Dear Esteemed Councilmembers:

On April 30, 2022, the City Council passed multiple ordinances that consequentially protect and enforce Rent Stabilized Ordinance Housing, either directly or falling under the blanket of the motion. Those are:

CF 22-0277 Cask NX, LLC / Rent Registry Program Upgrades / Tenant Outreach / Contract Amendment

CF of 14-1635-S10 Short-Term Rentals / Unpermitted / Non-Compliant Properties / Enforcement

CF 22-0002-S48 AB 2050 (Lee) / Ellis Act Evictions / Ownership Requirement / Apartment Buildings

In February 2021, the City Attorney drafted an ordinance to 19-064 Interim Control ordinance/Minimum Lease/ Rent Stabilization (RSO) Buildings with the understanding that corporate housing and extended stay loopholes dissuade landlords from renting to those that need housing in RSO structures that are meant to provide a rent stabilized housing option. The ordinance reads: Section 1. Section 151.04.1 is added to Chapter XV, Article 1 of the Los Angeles Municipal Code to read as follows: 1 SEC. 151.04.1. MINIMUM INITIAL LEASE TERM. For all Rental Units subject to this chapter, the minimum initial lease term shall be for a period of no less than 12-months.

Yet the ordinance continues to stay in committee. This ordinance is a critical component to the maintenance of long-term housing and is a necessary component to the short-term rental enforcement and rent registry files just passed. For as long as there is no minimum lease required by an actual tenant, as has been learned in researching for the Rent Registry, occupants are not aware of their rights within these properties, are not aware of if their rent can or cannot be raised, or their abilities to maintain their leases. Moreover, we have learned in this community that landlords say they will "rent" for just over

short-term timing (more than 30 days) yet release the tenant (or corporate subtenant) in less time and refund difference.

It is now three years, and this gap has assisted in the housing crisis that plagues the City. We urge you to move this ordinance forward.