

RESOLUTION NO. 17-4917

"A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WEST HOLLYWOOD IN SUPPORT OF AB
982 (BLOOM) RESIDENTIAL REAL PROPERTY:
RENT CONTROL: WITHDRAWAL OF
ACCOMMODATIONS"

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, Government Code section 7060 et seq. (the Ellis Act) allows landlords to terminate tenancies in rent-control jurisdictions without cause in order to withdraw property from the residential rental market; and

WHEREAS, since its enactment in 1986, 764 units have been "withdrawn from the rental market" in West Hollywood alone under the Ellis Act, with at least that number of tenants having to relocate; and

WHEREAS, many of these units have been subsequently returned to the rental market without any change in use, original tenants have long since relocated, and the properties have remained vacant long enough to allow re-rental of the units at market rates; and

WHEREAS, such evictions most often affect long-term, below market rent tenants and cause great upheaval and disruption and often result in long-term West Hollywood residents having to leave the City since market rents are out of reach; and

WHEREAS, the current law requires landlords to give tenants only 120 days' notice to relocate, unless they meet certain criteria; and

WHEREAS, tenants who are disabled or 62 or older and who have lived in the unit for at least a year are entitled to remain in the unit up to one year after the notice of termination of tenancy is served; and

WHEREAS, AB 982 (Bloom) would amend section 7060.4 of the Government Code, extending the current period of 120 days to 1 (one) year to all tenants, regardless of their age or disability, from the time an eviction notice is served to a tenant to the actual day for vacating the unit; and

WHEREAS, extending the notice period to one year for all tenants would allow sufficient time for long-term tenants who otherwise would not qualify for the extension to avail themselves of other affordable housing opportunities as well as to ensure that all the property's displaced tenants, who are suddenly competing for scarce housing, have ample time to find another home; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of West Hollywood supports AB 982 (Bloom) "Residential real property: rent control: withdrawal of accommodations" to require landlords to give one year's notice to all tenants of the termination of their tenancies under the Act and to notify tenants of an intent to re-offer the property for rent.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 6th day of March, 2017 by the following vote:

AYES:	Councilmember:	D'Amico, Duran, Horvath, Mayor Pro Tempore Heilman, and Mayor Meister.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



LAUREN MEISTER, MAYOR

ATTEST:


YVONNE QUARKER, CITY CLERK