



# CITY OF WEST HOLLYWOOD

CITY HALL  
8300 SANTA MONICA BLVD.  
WEST HOLLYWOOD, CA  
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## CITY COUNCIL

LAUREN MEISTER  
*Mayor*

JOHN HEILMAN  
*Mayor Pro Tempore*

JOHN D'AMICO  
*Councilmember*

JOHN J. Duran  
*Councilmember*

LINDSEY P. HORVATH  
*Councilmember*

April 25, 2016

The Honorable Jim Beall  
Chair, Senate Transportation and Housing Committee  
State Capitol Building, Room 5066  
Sacramento, CA 95814

Dear Senator Beall:

**RE: SB 1267 (Allen) Rent: unlawful detainer: withdrawal of accommodations from rent or lease – SUPPORT**

The City of West Hollywood supports SB 1267 (Allen) that would reform the Ellis Act to require landlords who are withdrawing property from the rental market to give a one-year notice to families that have school age children living in the property. As a rent control city with a significant number of renters, SB 1267 would provide the necessary time for families with young children in school who have been evicted to find reasonable and appropriate housing.

The Ellis Act (Government Code Section 7060) allows landlords to terminate tenancies in rent controlled jurisdictions without cause in order to remove property from the residential rental market. Currently, tenants receive a 120 day eviction notice for properties being removed from the rental market. The exception are tenants who are at least 62 years old or who are living with disabilities and they must receive at least a year's notice before being evicted under the Ellis Act. SB 1267 extends an identical year-long notice to families who have children enrolled in primary or secondary school.

Since its enactment in 1986, 684 units have been withdrawn from the West Hollywood rental market under the Ellis Act with at least that number of tenants having to relocate. These evictions most often affect long term, below market rent tenants, some with school-age children, and create great upheaval and disruption that often result in tenants having to leave the City since market rents may be out of reach. It is the intent of SB 1267 to give families with children enough time to finish out the school year, find a new place to live and find a new school if they have to leave the area.

SB 1267 provides the opportunity for families with school age children who have been displaced by the Ellis Act to better prepare for their move and to find appropriate housing. This is an important bill for families living in rent controlled cities and the City of West Hollywood urges you to vote "aye" on SB 1267 in the Senate Transportation and Housing Committee.

Respectfully,

Lauren Meister  
**MAYOR**

Cc: Members, Senate Transportation and Housing Committee  
Hon Benjamin Allen, SD 26  
Hon Richard Bloom, AD 50





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April 25, 2016

The Honorable David Chiu  
Chair, Assembly Housing and Community Development Committee  
State Capitol Building, Room 2196  
Sacramento, CA 95814

Dear Assembly Member Chiu:

**RE: AB 2502 (Mullin) Land Use: Zoning Regulations – SUPPORT**

The City of West Hollywood supports AB 2502 (Mullin) Land Use: Zoning Regulations, which will restore cities' zoning authority. AB 2502 clarifies that the state's Costa-Hawkins rent control law does not apply to inclusionary housing policies and amends the State's Planning and Zoning law to indicate that inclusionary zoning is an allowable land use power.

Costa-Hawkins was intended to restrict systems of rent control, not preclude rent restrictions on inclusionary housing. The City of West Hollywood is a rent controlled city and also one of the first cities to adopt an inclusionary housing ordinance. Inclusionary housing continues to be an extremely important housing development tool.

The City's inclusionary housing program ensures economic diversity in new developments and an ongoing supply of affordable housing. Currently there are 187 units in the City's inclusionary housing inventory, 136 more are under construction, and 86 are entitled, but not yet built

Inclusionary housing programs are an important tool in the production of affordable new homes for working families. Without this development and housing construction tool, California's affordable housing stock will continue to be severely diminished.

The City requests your "aye" vote on AB 2502.

Respectfully,

Lauren Meister  
**MAYOR**

Cc: Members, Assembly Local Housing and Community Development Committee  
Hon Kevin Mullin, AD 22  
Hon Benjamin Allen, SD 26  
Hon Richard Bloom, AD 50