

The Arroyo Seco Neighborhood Council voices its support CF 21-0035 and urges adoption of a subsequent ordinance to mandate one-for-one replacement of rent-stabilized units citywide.

In our city, among the most rent-burdened in the country, almost two-thirds of households rent. Around three in four rental units fall under the rent stabilization ordinance. It is therefore an important mechanism for keeping housing affordable and stable for a large share of Angelenos.

However, [according to the Anti-eviction Mapping Project](#), between January 2001 and September 2020, an astounding 27,067 rent-stabilized units were taken off the market (via the Ellis Act)—over three percent of the city’s rent-stabilized stock. That’s 3.75 units per day removed, for two decades. And because of laws like the Costa-Hawkins Act, new housing almost never falls under rent-stabilization, making these units a dwindling resource.

When new construction destroys rent-stabilized units, the City must require that these units are each replaced. [Upheld by the courts](#), this is one of the very few ways for new units to be placed under rent stabilization rules. While both [city ordinances](#) and [state law](#) provide some mandates for replacement of rent-stabilized units, the existing rules have a number of exceptions and work-arounds. Furthermore, these rules are generally stronger under programs like Transit Oriented Communities program, creating an unfortunate incentive to build elsewhere, where rules are weaker.

This Neighborhood Council therefore urges the City to adopt a strong, uniform requirement of (at least) one-for-one replacement of rent-stabilized units anywhere in Los Angeles. Moreover, these rules should prioritize the re-construction of rent-stabilized units on-site, offered first to those evicted from the original units, to better ensure stability for renters who are integral parts of particular geographic communities.