



[www.councilmanrosendahl.com](http://www.councilmanrosendahl.com)

City Hall (213) 473-7011 West LA (310) 575-8461 Westchester (310) 568-8772

**For Immediate Release**

August 8, 2006

Contact: Safiya Jones, (213) 473-7011

**ROSENDAHL COMBATS LOSS OF RENTAL HOUSING**

*Councilmember Calls for Moratorium on Condo Conversions in the 11<sup>th</sup> District*

LOS ANGELES - In an effort to combat the loss of rental and affordable housing on the Westside, Councilmember Bill Rosendahl today called for a moratorium on condo conversions in the 11<sup>th</sup> District.

Rosendahl introduced a motion calling for an immediate one year moratorium on condo conversions in his coastal council district. During the moratorium, city agencies will work with affordable housing activists and developers to craft long-term protections and incentives for rental housing.

Rosendahl said the moratorium would call a "time out" to a rapid and dramatic loss in rental housing, both affordable and market rate, in his district. In recent years, thousands of rental units in his district have been converted or demolished and replaced by high-priced condominiums.

"We are at the point of crisis," Rosendahl said. "Longtime residents are being forced from their homes in epidemic numbers. They can no longer continue to live in their neighborhoods. Our communities are being ripped apart."

Rosendahl's motion directs the City's Planning Department to review tools used by other cities to protect and increase affordable housing stock and report back on various land use measures including, but not limited to, condominium conversion caps, inclusionary zoning, and community land trusts.

"Our communities are becoming more and more economically segregated," Rosendahl said. "We need to preserve rental and affordable housing in order to protect the diversity and character of our neighborhoods."

The motion also calls for the City's Planning Department, Housing Department, Community Redevelopment Agency and City Attorney's office to work together to

develop policies and funding mechanisms to prevent the loss, and to find ways to encourage developers to increase the supply of additional affordable rental housing units.

District 11 accounts for more than a quarter of the condo conversions and more than third of the rent controlled units lost citywide.

From January 1, 2001 to July 27, 2006, 1051 rental units were converted to condominiums in District 11, representing more than 25% of the number of units converted citywide. An additional 790 units were demolished and replaced by condos from 2001-2005. Additionally, 3,058 rent controlled units have been lost, representing more than 30% of the rent controlled units lost citywide.

Rosendahl's action was hailed by affordable housing advocates.

"We thank Councilman Rosendahl for stepping up to the plate and providing the leadership our City so desperately needs," said Larry Gross, executive director of the [Coalition for Economic Survival](#). "This condo craze is ripping the heart and soul of communities throughout Los Angeles."

"We've seen children displaced from schools because affordable housing apartments have been demolished and replaced by condos," said Chris Gabriele of [People Organized for Westside Renewal](#) (POWER). "We've seen schools lose money because children have had to move to South Los Angeles because they haven't been able to find a place to live in the 11th district. What we have, we need to preserve and this condo conversion moratorium is a step in the right direction."

Mindy Meyer, co-chair of the Affordable Housing and Tenants' Rights Committee of Rosendahl's [Empowerment Congress](#), said "we are bleeding in the 11<sup>th</sup> District for a lack of affordable housing. This moratorium will be a tourniquet to stop the bleeding while we come up with solutions."

A moratorium on condo conversions has been endorsed by various labor organizations, including the [Los Angeles County Federation of Labor](#), AFL-CIO, and [Service International Employees Union, Local 660](#). Alejandro Stephens, president of Local 660, attended a Rosendahl press event and said the issue was crucial to his members, who are desperate for affordable housing. The measure is also supported by Regina Freer and Mike Woo, members of the citywide Planning Commission.

Rosendahl's motion was referred to the council's planning and housing committees. He said he expected the committees would give the motion quick and favorable consideration, and that the ordinance establishing the moratorium would come before the full council sometime in the fall.

The full text of the motion can be read [here](#).

###