



DAVID E. RYU  
COUNCILMEMBER, FOURTH DISTRICT

Domos Coliving  
675 Ponce De Leon Ave NE #8500  
Atlanta, GA 30308  
Attn: Daniel Alexander, Derrick Barker, Richard Loring

January 30, 2020

**RE: 410 NORTH ROSSMORE AVENUE, LOS ANGELES, CA 90004**

Dear Mr. Alexander, Mr. Barker, and Mr. Loring:

It is my understanding that you are the new owner of the apartment building on 410 North Rossmore Avenue. This apartment building, located in my city council district, is a beautiful example of the Streamline Deco style, and as a rent-stabilized building is one of the few remaining relatively affordable apartment buildings in the area. It is also home to many long-term residents.

As the City Councilmember representing your tenants, I urge you to disclose your short and long-term plans for the building to my office and to the individuals who live at 410 North Rossmore. The notification shared with residents thus far lacks any information on future plans for 410 North Rossmore Avenue. This vacuum of clear information is fueling a deep concern among residents about the future of their homes.

I'm sure you know that the City of Los Angeles faces a severe affordable housing crisis, which is helping to drive an unprecedented crisis of homelessness. Each time an affordable housing unit is removed from the market, it makes our housing crisis that much more severe, and life that much more unstable for Los Angeles' working families. We need to protect our remaining affordable and rent-stabilized housing to prevent more people from falling into homelessness.

You appear to be out-of-state developers, so I would like to make you aware that there are a number of laws that protect the rights of tenants in the City of Los Angeles, including the Los Angeles Rent Stabilization Ordinance ("RSO") L.A.M.C. 151.00 et seq. The RSO lays out the limited and specific situations in which tenants may be evicted. Evictions for renovations or to convert to a different type of rental housing are illegal. If substantial renovations are to be undertaken, tenants have the right to be temporarily relocated with no change to their tenancy status, and have the right to return to the same unit.

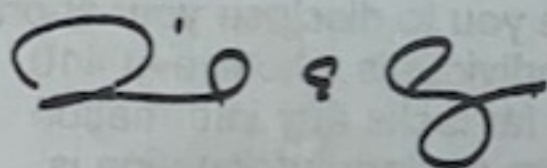
Further, you should be aware that the City's Tenant Buyout Notification Program L.A.M.C. 151.31 requires any "voluntary" buyout agreement be recorded with the City and that landlords disclose rights to the tenant before executing any such agreement -- including the right not to accept a buyout agreement and to cancel 30 days after executing.

Finally, the City is currently working on additional legislation to prohibit tenant harassment in these and other situations, Council File #14-0658-S13. In other buildings in my district, landlords or their agents have targeted seniors, the longest-residing tenants, and residents with language barriers with repeated pressure to move out. Landlords or their agents have made false disclosures on the future plans for a building or the length of time potential renovations may take to discourage tenants from staying. Finally, some landlords have stopped repairs and maintenance in an effort to frustrate remaining tenants - in other words, constructive eviction. I will be monitoring forthcoming events in this building with the interest of residents in mind.

I urge you to disclose information on your plans promptly, and in the interest of disclosure, I must share with you that I will strongly oppose any plan which removes or destroys affordable or rent-stabilized housing units and displaces tenants in my district. Preserving, protecting and expanding the stock of affordable and moderate-income housing is a priority of mine, and I will do everything in my power to protect a building like 410 North Rossmore and the residents who live there.

I hope to hear from you soon. You may contact Catherine Landers with my office at (213) 473-7004 or via email [catherine.landern@lacity.org](mailto:catherine.landern@lacity.org).

Sincerely,



David E. Ryu  
Councilmember, District Four

Cc: Alliance Residential Management  
Housing and Community Investment Department  
Greater Wilshire Neighborhood Council  
Office of Mike Feuer, City Attorney