

Communication from Public

Name: Nancy Popp

Date Submitted: 10/30/2019 11:21 AM

Council File No: 19-1239

Comments for Public Posting: The Renter's Subsidy Motion is urgently needed for the rash of rent increases we are seeing in the run up to AB1482's January 1st implementation. I urge the Housing Committee to pass this Motion and provide easy-to-reach BI-LINGUAL access to this funding to keep low-income tenants in their homes through December 31st. I also urge the Housing Committee to CHANGE POLICIES benefiting landlords and developers, so we won't be handing out additional subsidies to greedy landlords who skirt the law. Close the loopholes for developers and landlords to get around protections for the housing units of this city! In particular, we need to support the housing we now have, NOT build more 'Affordable Housing' which is far too expensive for most low-income ethnically-diverse tenants and households. We desperately need more Public Housing and Subsidized Housing, NOT developer-friendly 'Affordable Housing'. Sincerely, Nancy Popp Los Angeles Tenants Union, Northeast Local



Rent law's "eviction window" created opportunity for LA landlords

Some LA landlords seized on the months-long delay to evict tenants and avoid new rent caps

TRD LOS ANGELES /

Oct. October 24, 2019 09:00 AM

By [Dennis Lynch](#)



Assemblymember David Chiu (Credit: Getty Images, iStock)

Call it a loophole. Call it an “eviction window.”

But any way you call it, the months-long delay from when the state [legislature passed](#) statewide rent control in September to when the newly-signed law will take effect on Jan. 1 has created an opportunity for landlords.

In recent weeks, some landlords in Los Angeles sent eviction notices to tenants at dozens of [apartment buildings](#) to clear out units at below market-rate rents, in order to avoid rent caps and tighter restrictions on “just cause” evictions.

Gov. Gavin Newsom signed the statewide rent control measure — [known as AB 1482](#) — into law on Oct. 8. But from that day, it would be nearly three months until the law kicked in. Compare that to New York, where Gov. Andrew Cuomo in June signed the state’s sweeping rent reform bill into law immediately after the legislature passed it. And the law took [effect immediately](#) after that.

Why didn’t California lawmakers do the same?

Simply, lawmakers didn't have the votes. A statewide law can only take immediate effect if it garners two-third's majority in the state Senate and Assembly.

AB 1482 fell just short in both houses. In the 40-member Senate, 25 lawmakers voted in favor, falling two votes short. Five members abstained. In the 79-member Assembly, 48 lawmakers voted in favor, falling five votes short. Five Assembly members also abstained.

The bill's author, San Francisco Assemblyman David Chiu, appeared to have been caught off guard by the landlord eviction move.

In a written statement, Chiu said there was "no reason for landlords to evict tenants in order to skirt the rent cap" ahead of Jan. 1 because AB 1482 "allows landlords to make a fair rate of return." He called it "a shame that some unscrupulous landlords have chosen to exacerbate displacement and homelessness in order to make obscene profits."

In response to the eviction notices, the L.A. City Council on Tuesday passed a [moratorium on evictions](#) that lasts through Dec. 31.

A spokesperson for Chiu added that it would have been "extraordinary" to notify local governments in advance about any potential fallout from the law's delayed enactment.

Under AB 1482, landlords essentially cannot evict a tenant — who has lived in a unit for at least a year — without paying relocation assistance or waiving the rent for the last month of occupancy.

Greg Bonett, a staff attorney at Public Counsel, said evictions related to the bill started once the legislature passed the measure in September, and it became clear Newsom would sign it. The political system opened the window, Bonett said, but landlords took advantage of it.

"Even if it's technically possible [to evict tenants ahead of the law], it is really an extreme action on the part of landlords to exploit that," he said.



Communication from Public

Name: Jane Demian

Date Submitted: 10/30/2019 11:00 AM

Council File No: 19-1239

Comments for Public Posting: I am writing in support of this Motion and HCID report which proposes to provide tenants with a rental subsidy for rent increases beyond 9% received between March 15, 2019 and December 2019. Tenants who receive large rent increases find that they cannot pay for housing costs that increase beyond what their wages provide. Landlords who participate in rent gouging tactics destabilize the housing for Los Angeles tenants and are fueling the homelessness crisis, as the number of unhoused folks is increasing. The recently passed State bill AB 1482 seeks to provide relief from rent gouging tactics, but it is effective starting January 1, 2020. This Motion will mitigate the destabilizing effects of landlords who raise the rent and attempt to circumvent the requirements of the new law within a small window of time before the state law takes effect. Thank you.