

RESOLUTION *PHILES, ELECTIONS, INTERGOVERNMENTAL RELATIONS*

WHEREAS, any official position of the City of Los Angeles with respect to legislation, rules, regulations, or policies proposed to or pending before a local, state, or federal governmental body or agency must have first been adopted in the form of a Resolution by the City Council with the concurrence of the Mayor; and

WHEREAS, prior to the outbreak of COVID-19, the State of California was already in the midst of housing affordability crisis which disproportionately affects low-income renters; and

WHEREAS, the spread of COVID-19 and measures taken to limit its spread have limited the ability of many families to earn their livelihood to pay for rent and basic necessities; and

WHEREAS, the Costa-Hawkins Rental Housing Act (Costa-Hawkins) prohibits local jurisdictions from establishing rent control on buildings with a certificate of occupancy issued after 1995, insulating those units from any kind of rent control; further, the Costa-Hawkins Act ensures that the City of Los Angeles cannot expand RSO protections past 1978, a much more equitable approach for renters is a dynamic threshold that changes annually, similar to the recently passed AB 1482 (CHIU); and

WHEREAS, on March 30th Mayor Garcetti took action and increased protections for residents living in RSO properties, halting rent increases for the duration of the COVID19 pandemic, further action would be needed to greatly increase the universe of protections for the City's 4 million plus residents; and,

WHEREAS, local rent control for market-rate units (non-RSO units) may only be accomplished through a suspension or lifting of the provisions of the Costa-Hawkins Act, eliminating this established preemption could prevent people to fall into homelessness and provide additional assistance for millions across the State of California; and,

NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program SUPPORT for legislation or administrative action by the Governor of California, or the State Legislature, that would suspend or lift the provisions of the Costa-Hawkins Rental Housing Act for the duration of the local emergency to allow local governments to enact rent increase moratoriums on market-rate rental units.

PRESENTED BY: 
MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: 



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