

**RESOLUTION**

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

WHEREAS, Government Code section 1954.52 (aka, "Costa-Hawkins") prescribes statewide limits on the application of local rent control with regard to certain properties; and

WHEREAS, Costa-Hawkins authorizes an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that has been issued a certificate of occupancy after February 1, 1995, and has already been exempt from a residential rent control ordinance as of February 1, 1995, pursuant to a local exemption for newly constructed units, including single-family and rented condominium units that meet specified requirements, subject to certain exceptions; and

WHEREAS, This law has served to undermine the ability of local jurisdictions to respond to changing market conditions with maximum flexibility as the cost of rental housing has steadily increased in the time since its passage in 1995; and

WHEREAS, In Los Angeles, Costa-Hawkins has hamstrung the City by prohibiting the inclusion of any properties in the jurisdiction of the Rent Stabilization Ordinance (RSO) if the rental units were built after 1978, when the ordinance was adopted; and

WHEREAS, Assembly Bill 36 (Bloom) proposes to modify Costa-Hawkins to authorize an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that has been issued its first certificate of occupancy within 10 years of the date upon which the owner seeks to establish the initial or subsequent rental rate, or for a dwelling or unit including single-family and rented condominium units that meet specified requirements, subject to certain exceptions; and

WHEREAS, Such amendments would provide Los Angeles and other jurisdictions the flexibility needed to respond to the ongoing housing affordability crisis while the City works to provide additional units to address housing needs.

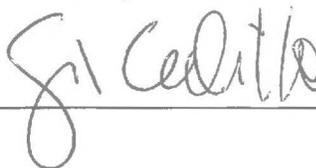
NOW, THEREFORE, BE IT RESOLVED, THAT, with the concurrence of the Mayor, by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2019-2020 State Legislative Program support for Assembly Bill 36 to provide local jurisdictions more flexibility in addressing the housing affordability crisis through the use of rent control.

PRESENTED BY:



PAUL KORETZ  
Councilmember, Fifth District

SECONDED BY:



ORIGINAL

APR 5 2019

