

CITY CLERK FOR PLACEMENT ON NEXT  
COUNCIL AGENDA TO BE POSTED

#01 MOTION

RULE 16 10/15/19  
~~HOUSING~~

On October 8, 2019, Governor Newsom signed historic legislation in Assembly Bill 1482, the *Tenant Protections Act of 2019*, designed to address a key cause of our state's affordable housing crisis by preventing rent gouging and arbitrary evictions. The *Tenant Protections Act of 2019* becomes effective January 1, 2020, establishing the strongest statewide law in the country to protect renters in non-rent stabilized housing.

There is an existing humanitarian crisis of homelessness and displacement of lower-income renters in the City of Los Angeles, where 60% of the City's residents rent their homes. A majority (58%) renters are rent-burdened, paying over 30% of their income for rent, while about one-third are severely rent-burdened, paying over 50% of their income for rent. Approximately 76% of multi-family units in the City are covered by the Rent Stabilization Ordinance (RSO), which protects renters against extraordinary rent increases and arbitrary evictions, but there are currently no renter protections for approximately 138,000 households in the City that will be covered by the new law.

Rapidly escalating real estate values provide an incentive to landlords to evict long-term, lower-income tenants, in order to raise rents and attract wealthier tenants, potentially compounding the displacement crisis Los Angeles is already facing in advance of the implementation of the *Tenant Protections Act of 2019*. Furthermore, in today's competitive real estate market, housing advocates are reporting an increase in harassment by landlords in order to encourage tenants to 'voluntarily' move out. An estimated 30,000 evictions take place in the City of Los Angeles each year, and there is already evidence that in the wake of the approval of the *Tenant Protections Act of 2019*, no-fault eviction notices and threats of eviction are escalating. HCID reports a surge of calls and inquiries from community advocates and tenants facing sudden eviction notices, while a prominent eviction attorney is on record as advising property owners at a trade show to quickly issue no-fault eviction notices to tenants who pay low rents.

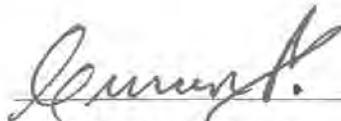
While landlords may properly evict tenants for cause under the provisions of state law, landlords should not be able to evict tenants in good standing without cause simply to avoid the limitations on rent-gouging afforded to renters under the new law. Therefore, it is imperative that the City implement new strategies to keep people housed.

*I* WE THEREFORE MOVE that Council request the City Attorney, with assistance from the Housing and Community Investment Department, to draft an emergency ordinance implementing a temporary moratorium on no-fault evictions for rental units built prior to January 1, 2006, with certain exceptions, effective through December 31, 2019.

PRESENTED BY:

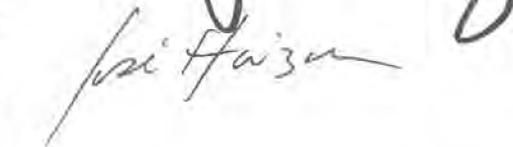


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SECONDED BY:

ORIGINAL

OCT 11 2019