

MOTION

Renters have assumed the cost of the statewide rental housing affordability crisis which has led to more than 60% of renters, including vulnerable populations, being overly burdened by the cost of housing.

AB 1482 (Chiu) provides urgently needed just-cause eviction protections and establishes a rental rate increase limit of five percent plus inflation or ten percent, whichever is lower, in units which received their certificate of occupancy prior to 15 years ago. AB 1482 was signed into law by Governor Newsom on October 9, 2019, however the protections provided by the law will not be effective until January 1, 2020. Although AB 1482 includes protections from unreasonable rent increases prior to January 1, 2020 by returning the effective rental rate to that which was in effect on March 15, 2019 plus the allowable increase, the bill does not hold landlords accountable for reimbursements for rent increases beyond that limited for the time period of March 15, 2019 through January 1, 2020. The City's Rent Stabilization Ordinance (RSO) currently provides a rental rate cap and just-cause eviction protections for renters in units with a certificate of occupancy issued prior to 1978. While these protections can mitigate unreasonable and retaliatory actions by landlords, those in rental units not subject to the RSO are left without adequate protection.

Since the adoption of AB 1482, renters throughout the City of Los Angeles have received notice of rent increases, including exorbitant increases. For example, in Panorama City, twenty families suffered sudden rent increases in the past months, and subsequently received their sixty day no-cause eviction notice. Such sudden and detrimental actions are hurting renters across the City. In order to protect renters from drastic rent increases and baseless evictions, action must be taken to protect the most vulnerable renters from last minute rental changes and evictions before the provisions of AB 1482 are effective.

I THEREFORE MOVE that the City Attorney be requested to prepare and present an ordinance that would place a moratorium on rental rate increases in all residential rental units until January 1, 2020 and evictions caused by failure to pay rent, if the rental rate was increased more than the increase allowable in AB 1482 between the period of March 15, 2019 and January 1, 2020.

PRESENTED BY: 
NURY MARTINEZ
Councilwoman, 6th District



SECONDED BY: 

ORIGINAL