

# HOUSING

## MOTION

California is experiencing a housing crisis that is negatively affecting households across the State and resulting in a significant surge in homelessness. Over half of California's 17 million renters, including 80 percent of low-income renters, are rent-burdened, meaning they pay over 30 percent of their income towards housing, leaving families with less to spend on food, healthcare, transportation, education and other necessities. In response, the legislature passed and the Governor signed Assembly Bill 1482 (Chiu), the Tenant Protection Act of 2019, which provides tenancy rent caps on most rental housing and requirements for just-cause termination of a residential tenancy.

Since the Governor signed AB1482, the City has received hundreds of requests for assistance due to a spike in eviction notices as some landlords attempt to evict tenants in advance of the new protections going into effect on January 1, 2020. To address this unintended consequence in advance of the state law, the City adopted an urgency ordinance, CF: 19-1232 (O'Farrell-Price-Martinez-Wesson-Bonin-Huizar), on October 22nd 2019, immediately effectuating just-cause protections against evictions on rental properties with a certificate of occupancy older than January 1, 2005 as covered by AB 1482.

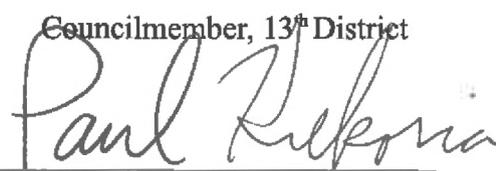
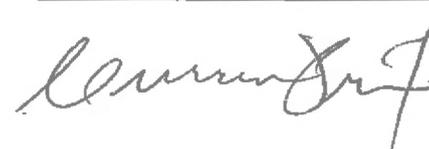
Although AB1482 will provide an opportunity for renters to receive relief from extreme rent increases and access to added protections in the face of unfair eviction practices, the State has not directed any agency or department to adjudicate cases, or advise and assist those in need. The City must ensure that residents are aware of their rights under AB 1482 and that effective enforcement is in place to protect renters' rights.

I THEREFORE MOVE that the City Council instruct the Housing and Community Investment Department (HCID), with the assistance of the City Administrative Officer (CAO), to report to Council with recommendations to effectuate AB 1482 in the City, including outreach, reporting, budgetary, and enforcement actions that the City could implement to provide protections for renters in Los Angeles.

PRESENTED BY: 

MITCH O'FARRELL

Councilmember, 13<sup>th</sup> District

SECONDED BY:   


ORIGINAL

  
OCT 25 2019