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, stay at home orders aimed at preventing spread of COVID-19 have obligated non-essential businesses to close temporarily, but as businesses are gradually allowed to reopen, the impacts of the economic slowdown are becoming evident as many have closed permanently, and

WHEREAS, the loss of jobs and income comes at a moment in history when unaffordable rental rates have left a majority of Los Angeles residents rent-burdened, and unprecedented levels of homelessness expose the most vulnerable to physical and mental harm on a daily basis, and

WHEREAS, the temporary or permanent loss of income during this crisis will irrevocably alter the lives of our most vulnerable residents, pushing them into the risk of homelessness or further from the promise of housing, and

WHEREAS, measures to address the immediate effects of the pandemic have been taken at every level of government to guard against the effects of the pandemic. However, action must be immediately taken to prevent the long term damage once temporary protections expire; and

WHEREAS, currently pending before the California State Assembly is AB 1436 (Chiu) which would prevent landlords from applying security deposits or monthly rental payments to any obligation incurred during the COVID-19 state of emergency and defers those rental obligations to 15 months following termination of the state of emergency; and

WHEREAS, the bill would allow landlords to recover rental payments through written agreement only if obligations are offset by assistance provided by governmental entities to mitigate decreased rental income and would protect renters from frivolous fees related to non-payment; and

WHEREAS, the urgency of the protections offered by this bill are underlined by a record number of unemployment claims and a 14 percent increase in homelessness for Los Angeles; and

WHEREAS, this bill would prevent families all over the City from becoming victims of predatory practices and provide some measure of protection from the precarious position families are forced to contend with on a daily basis, avoiding a further economic and moral disaster;

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 AB 1436 (Chiu) which would prevent landlords from applying security deposits or monthly rental payments to any obligation incurred during the COVID-19 state of emergency and defers those rental obligations to 15 months following termination of the state of emergency.

PRESENTED BY
MIKE HONIN
Councilmember, 11th District

SECONDED BY:
GILBERT A. CEDILLO (verbal)
Councilmember, 1st District