

RESOLUTION

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, like many other jurisdictions in California, Los Angeles is in the midst of a severe housing affordability crisis, where the current median rent for a two bedroom is \$3,200 a month, while the median household income is only \$51,538; and

WHEREAS, the Costa-Hawkins Rental Housing Act signed into law by Governor Pete Wilson in 1995 places significant limits on the ability of cities in California to implement rent control for any single family home or condominium, and any apartment constructed after February 1995; and

WHEREAS, Costa-Hawkins prohibits cities that established rent control laws prior to the Act's passage in 1995 from expanding rent control, and consequently, the City of Los Angeles cannot place rent control on apartments built after 1978; and

WHEREAS, Costa-Hawkins also prohibits cities from implementing "strict" rent control, known as "vacancy control," which enables landlords to raise the rental price to any amount following a tenant vacating a unit; and

WHEREAS, on January 1, 2020, AB 1482, the Tenant Protection Act of 2019, took effect in California; and

WHEREAS, this law caps rent increases statewide at five percent plus local inflation per year for the next ten years; and

WHEREAS, AB 1482 expires after ten years unless extended; and

WHEREAS, the California Local Rent Control Initiative may appear on the ballot on November 3, 2020; and

WHEREAS, this measure would allow local governments to adopt rent control on housing units, with exceptions for units first occupied within the last 15 years, and units owned by natural persons who own no more than two single-family units; and

WHEREAS, under this measure, landlords would be able to increase rent by 15 percent during the first three years following a vacancy; and

WHEREAS, the Costa-Hawkins Rental Housing Act continues to impede permanent changes to local rent control ordinances and threatens affordable rental housing stock, imperils tenants, and contributes to our worsening homelessness crisis; and

WHEREAS, the City faces an affordable housing crisis that demands a long-term solution; and

WHEREAS, the California Local Rent Control Initiative would codify rent cap protections over the long-term; and

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 Federal Legislative Program SUPPORT for the 2020 California Local Rent Control Initiative.

PRESENTED BY:

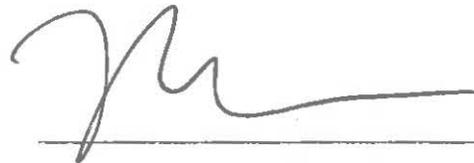


MIKE BONIN
Councilmember, 11th District



PAUL KORETZ
Councilmember, 5th District

SECONDED BY:



ORIGINAL