

July 22, 2019

The Honorable David Chiu
California State Assembly
State Capitol, Room 4112
Sacramento, CA 95814

Re: AB 1482 (Chiu) Tenancy: rent caps. – Support

Dear Assemblymember Chiu:

The County of Monterey is pleased to support your AB 1482, which would protect rental housing residents from large unforeseen rent increases and eviction protections without diminishing property owner's ability to make a fair return on their investment.

A majority of California renters do not live in jurisdictions with local rent control laws, and state law currently allows landlords to implement unlimited rent increases with very short notice to tenants. Increasingly, this is causing renters to lose their homes and is driving our state's unprecedented homelessness. Additionally, landlords have no obligation to give a tenant a reason for eviction which is unfair during the worst housing crisis in our State's history.

Around the state, some renters report receiving rent increases doubling their rent in a single month, leaving no feasible way for them to afford to remain in their homes. AB 1482 would remedy this situation by setting a maximum percentage for rent increases based on a Consumer Price Index formula, protecting tenants from huge, unforeseen increases that cause them to lose their homes, while at the same time preserving the ability for landlords to make a fair return and maintain a successful business. It is critical to note that AB 1482 does not impose rent control, but simply guards against the most drastic and disruptive rent increases in places where tenants have no other protections. The bill would cover all rental units, except units currently covered by local rent control, deed-restricted affordable housing and dormitories. Additionally, this bill would prohibit landlords from evicting a tenant without just cause if that tenant has lived in the property at least 12 months. Just cause would include failure to pay rent.

California's Supreme Court has affirmed the right for landlords to receive a fair return, and AB 1482 does nothing to alter this. The bill simply limits extreme, unreasonable rent increases which force families out of their homes, and we appreciate you authoring this important legislation in the face of California's dire housing crisis.

For these reasons, Monterey County supports AB 1482. If you have questions, please feel free to contact Monterey County's Public Policy Advisors, Jennifer Capitolo and Ashley Walker of Nossaman LLP, at 916-442-8888.

Sincerely,

John M. Phillips
Chair, Board of Supervisors

CC: Senator Bill Monning
Senator Anna Caballero
Assemblymember Mark Stone
Assemblymember Robert Rivas
California State Association of Counties

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