



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

John A. Mirisch, Mayor

September 25, 2019

The Honorable Gavin Newsom
Governor, State of California
State Capitol, Governor's Office
Sacramento, CA 95814

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

City of Beverly Hills – REQUEST FOR SIGNATURE

Dear Governor Newsom,

On behalf of the City of Beverly Hills, I am pleased to write to you in **SUPPORT** of **AB 1482 (Chiu)** and respectfully request that you **SIGN** this bill when it comes before your desk. This bill would prohibit a landlord from terminating a tenancy without just cause of a tenant that has lawfully occupied a rental property for 12 months and from increasing a tenant's rent by more than the Consumer Price Index (CPI) plus 5 percent with a maximum amount of 10 percent annually through 2030.

California is in the midst of a housing crisis, and rising rents are one of the driving factors behind the increase in the number of Californians who are now homeless. As the cost of housing has continued to skyrocket, California's renters are having to spend an increasing percentage of their income on housing. Increasing housing costs eat into an individual's disposable income and harms their ability to save money or to prepare for unexpected expenses.

More and more of California's renters find themselves in tenuous financial situations due to the unaffordability of housing in the state. Steep or frequent increases in rent only exacerbate this problem and helps fuel the state's housing and homelessness crises. Similarly, as rents have continued to rise in the state the financial incentive for unscrupulous landlords to evict tenants for no other reason than to re-rent the unit for more money has increased as well. This bill will ensure that long-term tenants are not subject to exploitative evictions for no cause.

The City of Beverly Hills has in place a rent stabilization ordinance which protects the City's renters in multi-family properties and prohibits rent increases as follows: 1) the lessor of the Consumer Price Index (CPI) or 8 percent for Chapter 5 tenants; and 2) the greater of 3 percent or the percentage equal to the percentage increase in the annual CPI for the Los Angeles/Riverside/Orange County Area, for Chapter 6 tenants. This provides renters with a level of consistency in their housing costs and allows them to anticipate possible increases to their rent obligations.

While not as robust as the City's rent stabilization ordinance, **AB 1482 (Chiu)** will protect California's renters from steep and frequent rent increases and protect long-term tenants from unjust evictions. For these reasons, the City of Beverly Hills is pleased to **SUPPORT AB 1482 (Chiu)**. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'John A. Mirisch', with a stylized, cursive script.

John A. Mirisch
Mayor, City of Beverly Hills

cc: The Honorable David Chiu, 17th Assembly District
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.