

RESOLUTION

WHEREAS, California has the largest number of residents experiencing homelessness in the nation, with over 171,000 people experiencing homelessness on a given night, almost 30 percent of the nation's total homeless population, according to the Department of Housing and Urban Development's 2022 Annual Homelessness Assessment Report; and

WHEREAS, according to the 2022 Greater Los Angeles Homeless Count, 69,144 people were experiencing homelessness in Los Angeles County and 41,980 people were experiencing homelessness in the City of Los Angeles; and

WHEREAS, the severity of the homelessness crisis in the City of Los Angeles demands a multi-pronged response that prioritizes not just housing people experiencing unsheltered homelessness on the street, but also endeavors to do everything possible to prevent Angelenos from becoming homeless in the first place; and

WHEREAS, there is a shortage of decent, safe, affordable, and sanitary housing in the City of Los Angeles; and

WHEREAS, the prolonged affordable housing crisis in the City of Los Angeles disproportionately impacts the public health, safety, and welfare of low income and working class households, senior citizens, people of color, immigrants, and people with disabilities, and thereby increases homelessness and harms neighborhood stability and cohesion; and

WHEREAS, an estimated 30,000 eviction notices are filed annually in the City of Los Angeles; and

WHEREAS, tenants, who constitute more than 60% of the residents of Los Angeles, suffer great and serious hardship when forced to move from their homes; and

WHEREAS, common sense protections against unfair evictions are needed to protect long-time and low-income residents from evictions that are filed for the sole purpose of circumventing rent caps to obtain unreasonably high rents; and

WHEREAS, 60% of renters in Los Angeles are paying more than 30% of their monthly income on rent, and according to Moody's Analytics, the Los Angeles metro area has the fourth highest rent burden in the country; and

WHEREAS, without sufficient and long-term eviction protections, many tenants who receive eviction notices move out before an action is filed in court even without adequate alternate housing, rather than face future legal eviction proceedings that could impact their ability to find new housing; and

WHEREAS, existing state legal protections in the Tenant Protection Act of 2019 have significant gaps that need to be addressed to sufficiently protect tenants; and

WHEREAS, the "removal from the rental market" loophole in the Tenant Protection Act of 2019 allows a landlord to evict a long-term tenant in order to "remove" the unit from the rental market but contains no

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safeguards to prevent the landlord from returning the unit to the rental market at a higher price once the tenant is displaced; and

WHEREAS, the “substantial remodel” loophole in the Tenant Protection Act of 2019 allows a landlord to remodel a building for the purpose of permanently evicting all tenants from a building to raise the rents, a process known informally as “renoviction”; and

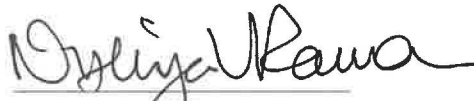
WHEREAS, tenants have experienced significant problems caused by a lack of legal protections, including high rent increases and/or no-fault evictions, and without additional legal protections, such problems are expected to recur; and

WHEREAS, Senator Maria Elena Durazo has introduced Senate Bill 567, the Homelessness Prevention Act, which will enhance existing state law to better protect low-income California renters from unjust evictions and unreasonable rent increases in an effort to address the state’s rising homelessness crisis; and

WHEREAS, Senate Bill 567 will close loopholes that allow for abuse of the no-fault just cause eviction protections, limit allowable rent increases to a more reasonable cap, and provide mechanisms for greater accountability and enforcement;

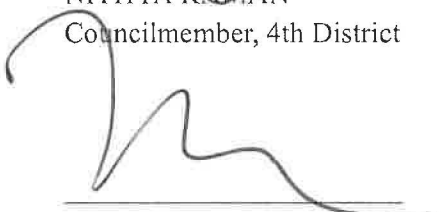
NOW, THEREFORE, BE IT RESOLVED, with the concurrence of the Mayor, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT for Senate Bill 567 (Durazo), the Homelessness Prevention Act, which builds on existing law to better protect California’s low-income renters from unjust evictions and exorbitant rent increases.

PRESENTED BY:



NITHYA RAMAN
Councilmember, 4th District

SECONDED BY:



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