

# REPORT OF THE CHIEF LEGISLATIVE ANALYST

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DATE: June 15, 2023

TO: Honorable Members of the Rules, Elections, and Intergovernmental Relations Committee

FROM: Sharon M. Tsoukas  
Chief Legislative Analyst

Council File No. 23-0002-S59  
Assignment No. 23-06-0315

SUBJECT: Resolution (Soto-Martinez – Yaroslavsky) to support AB 1620 (Zbur), which would authorize a jurisdiction to require an owner of a rent-controlled unit to allow a permanently physically disabled tenant to relocate to a comparable accessible unit and retain their same rental rate.

CLA RECOMMENDATION: Adopt the attached Resolution (Soto-Martinez – Yaroslavsky) to include in the 2023-2024 State Legislative Program support for AB 1620 (Zbur), which would authorize a jurisdiction to require an owner of a rent-controlled unit to allow a permanently physically disabled tenant to relocate to a comparable accessible unit and retain their same rental rate.

## SUMMARY

Resolution (Soto-Martinez – Yaroslavsky), introduced May 26, 2023, states that people with disabilities disproportionately experience poverty, homelessness, and housing discrimination. The Resolution states that certain mobility-related disabilities may make it challenging or impossible for tenants to climb stairs in buildings that do not have accessibility features like elevators or wheelchair ramps. The Resolution argues that a rent-controlled tenant in this situation may have to choose between keeping their protected rental rate in a difficult-to-access unit, or losing their established rent by moving to a different unit that is accessible but with a new rent as a result of vacancy decontrol. The Resolution notes that currently pending before the State Assembly is a bill, AB 1620 (Zbur), which would authorize a jurisdiction with rent control to require an owner of a rent-controlled unit to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the property and retain their same rental rate. The Resolution advises that the City should support AB 1620 (Zbur) in order to promote housing stability for renters with disabilities.

The Resolution therefore recommends the City's support for AB 1620 (Zbur), which would authorize a jurisdiction to require an owner of a rent-controlled unit to allow a permanently physically disabled tenant to relocate to a comparable accessible unit and retain their same rental rate.

DEPARTMENTS NOTIFIED

Los Angeles Housing Department  
Los Angeles Department on Disability

BILL STATUS

02/17/23 - Introduced  
03/16/23 - Amended  
03/20/23 - Re-referred to Committee on Housing and Community Development  
04/20/23 - Amended  
06/01/23 - In Senate

  
E. Travis Rust  
Analyst

Attachments: Resolution (Soto-Martinez – Yaroslavsky)

## 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 first have been adopted in the form of a Resolution by the City Council; and

WHEREAS, people with disabilities disproportionately experience poverty, homelessness, and housing discrimination; and

WHEREAS, certain mobility-related disabilities may make it challenging or impossible for tenants to climb stairs in buildings that do not have accessibility features like elevators or wheelchair ramps; and

WHEREAS, a rent-controlled tenant in this situation may have to choose between keeping their protected rental rate in a difficult-to-access unit, or losing their established rent by moving to a different unit that is accessible but with a new rent as a result of vacancy decontrol; and

WHEREAS, currently pending before the State Assembly is a bill, AB 1620 (Zbur), which would authorize a jurisdiction with rent control to require an owner of a rent-controlled unit to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the property and retain their same rental rate; and

WHEREAS, the City of Los Angeles should support AB 1620 (Zbur) in order to promote housing stability for renters with disabilities; and

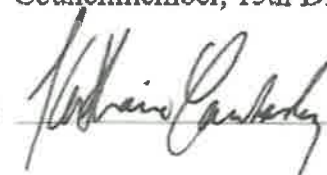
NOW, THEREFORE, BE IT RESOLVED, that by the adoption of this Resolution, the City of Los Angeles hereby includes in its 2023-2024 State Legislative Program SUPPORT for AB 1620 (Zbur), which would authorize a jurisdiction to require an owner of a rent-controlled unit to allow a permanently physically disabled tenant to relocate to a comparable accessible unit and retain their same rental rate.

PRESENTED BY:



HUGO SOTO-MARTINEZ  
Councilmember, 13th District

SECONDED BY:



ORIGINAL

MAY 26 2023

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