

## Resolution No. 17 – 001

### **A resolution of the Rent Control Board of the City of Santa Monica in support of AB 982 (Bloom) Residential Real Property: Rent Control: Withdrawal of Accommodations**

The Rent Control Board of the City of Santa Monica resolves as follows:

WHEREAS, Government Code Section 7060 et seq. (the Ellis Act) allows landlords to terminate tenancies in rent-control jurisdictions without cause in order to withdraw property from the residential rental market; and

WHEREAS, since its enactment in 1986, 2,975 units have been withdrawn from the rental market in the City of Santa Monica alone under the Ellis Act, resulting in the displacement of a large number of tenants; and

WHEREAS, many of these units have been subsequently returned to the rental market without any change in use, original tenants have long since relocated, and the properties have remained vacant long enough to allow rerental of the units at market rates; and

WHEREAS, such evictions most often affect long-term, below-market-rent tenants and cause great upheaval and disruption and often result in long-term Santa Monica residents having to leave the city because market rents are unaffordable to them; and

WHEREAS, the current law requires landlords to give tenants only 120 days' notice to relocate, unless they meet certain criteria; and

WHEREAS, tenants who are disabled or at least 62 years old and who have lived in the unit for at least a year are entitled to remain in the unit up to one year after the notice of termination of tenancy is served; and

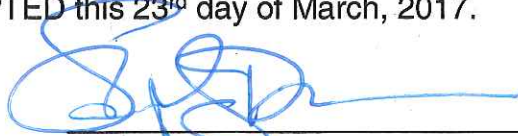
WHEREAS, economically-disadvantaged tenants who do not currently qualify for the one-year notice are often unable to find suitable alternative housing that they can afford before their tenancies are terminated; and

WHEREAS AB 982 (Bloom) would amend section 7060.4 of the Government Code, extending the current notice period of 120 days to one year for all tenants, regardless of age or disability status, from the time of being served an eviction notice until the actual day of vacating the unit; and

WHEREAS, extending the notice period to one year for all tenants would allow sufficient time for long-term tenants, who otherwise would not qualify for the extension, to seek other affordable housing opportunities as well as ensure that all the property's displaced tenants, who are suddenly competing for scarce housing, have ample time to find another home

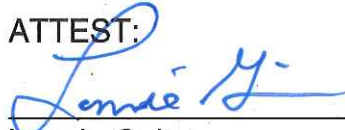
NOW THEREFORE BE IT RESOLVED that the Rent Control Board of the City of Santa Monica supports AB 982 (Bloom) "Residential Real Property: Rent Control: Withdrawal of Accommodations" to require landlords to give one year's notice to all tenants of the termination of their tenancies under the Act.

PASSED, APPROVED, AND ADOPTED this 23<sup>rd</sup> day of March, 2017.



Steve Duron, Chair

ATTEST:



Lonnie Guinn,  
Board Secretary