

Resolution No. 18 – 001

A resolution of the Rent Control Board of the City of Santa Monica supporting legislation pending in the California Legislature (AB 1796, relating to EV charging stations at rent-controlled properties; AB 2219, relating to rent payments by third parties; AB 2343, relating to eviction procedures; AB 2364, relating to Ellis Act amendments; AB 2833, relating to renters' tax credit increase and refundability; AB 2925, relating to cause for eviction; and SB 912, relating to funding for affordable housing), and authorizing the Administrator to send letters of support on the Board's behalf.

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

WHEREAS, the Board is a government agency; and

WHEREAS, as a local government agency, the Board is empowered to exercise its right to free speech, which includes the right to take positions on state legislation affecting its regulatory subject matter and its regulatory function; and

WHEREAS, the Board's regulatory subject matter and regulatory function, as stated in Santa Monica City Charter ("SMCC") Article XVIII—commonly known as the Rent Control Law—include providing "relief to persons facing particular hardship," which persons may include, "especially the poor, minorities, students, young families, and senior citizens," by helping them to remain in their rent-controlled units, and also to limit displacement of tenants from rent-controlled units regardless of economic status; and

WHEREAS, AB 1796 would prevent tenants with electrical vehicles from de facto displacement from their controlled rental units merely as the result of having no ability to power their vehicles; and

WHEREAS, AB 2219 would prevent the displacement tenants who require the assistance of a third party to pay their rent, while also protecting landlords from unwarranted claims that third-party payors establish a tenancy merely by virtue of such payment; and

WHEREAS, AB 2343 would give tenants protected by the Rent Control Law a greater opportunity to guard against displacement in violation of that law; and

WHEREAS, AB 2364 would strengthen protections for tenants displaced by the removal of their controlled rental units from the residential rental market; and

WHEREAS, AB 2833 would provide relief to persons facing particular hardship by permitting an increase in renters' tax credit;

WHEREAS, AB 2925 would support local jurisdictions' laws requiring just cause for eviction, while clarifying that such existing laws, such as that included in the Rent Control Law, are not preempted; and

WHEREAS, SB 912 would support preservation of portions of the City's existing controlled housing stock and lessen upward pressure on rents by providing state funds for the construction and preservation rental housing for very-low-income households, and would also provide state funding for programs to alleviate homelessness,

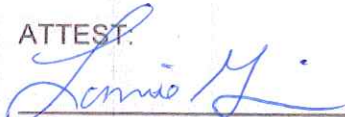
NOW THEREFORE BE IT RESOLVED that the Rent Control Board of the City of Santa Monica supports each of the afore-mentioned bills pending in the California Legislature, and authorizes the Administrator to submit to the Legislature letters of support for those bills.

PASSED, APPROVED, AND ADOPTED this 10th day of May, 2018.



Anastasia Foster, Chair

ATTEST:



Lonnie Guinn,
Board Secretary