

April 15, 2019

The Honorable David Chiu  
California State Assembly  
State Capitol  
Sacramento, CA 95814

# EAST BAY FOR EVERYONE

Support – AB 1482 - Tenancy: rent caps

Assemblymember Chiu,

On behalf of East Bay for Everyone, we are writing to express support for AB 1482, which would protect California renters from large rent increases that would drive them from their homes.

East Bay For Everyone is a regional network of renters, homeowners, landlords, and housing advocates throughout the East Bay who organize for housing. We believe that housing is infrastructure rather than an investment, and that immediate action needs to be taken to protect low- and middle-income Californians from the rising rents caused by our severe housing shortage.

A majority of California renters do not live in jurisdictions with local rent control laws, and state law currently allows landlords to implement unlimited rent increases with very short notice to tenants. Increasingly, and predictably, this is causing renters to lose their homes and is driving our state's unprecedented homelessness.

Around the state, some renters report receiving rent increases doubling their rent in a single month, leaving no feasible way for them to afford to remain in their homes. AB 1482 would remedy this situation by setting a maximum percentage for rent increases, protecting tenants from huge, unforeseen increases that cause them to lose their homes, while at the same time preserving the ability for landlords to make a fair return and maintain a successful business. It is critical to note that AB 1482 does not impose rent control, but simply guards against the most drastic and disruptive rent increases in places where tenants have no other protections. The bill would apply to all units except those currently covered by local rent control, deed-restricted affordable housing and dormitories.

California's Supreme Court has affirmed the right for landlords to receive a fair return, and AB 1482 does nothing to alter this. The bill simply limits extreme, unreasonable rent increases which force families out of their homes, and we appreciate you authoring this important legislation in the face of California's dire housing crisis.

For these reasons, East Bay for Everyone is happy to support AB 1482. Thank you for bringing this important measure forward.

Sincerely,

The 1,000 members and supporters of East Bay for Everyone