



### **What is AB 1482, and why do we need it?**

AB 1482 seeks to control both rent gouging and unfair evictions in California. In the author's words, "Just cause protections and a limit on large rent increases must work together if they are to work at all."

AB 1482 limits rent increases for landlords with over ten properties to 5% plus inflation up to 10%, and covers some housing that is currently exempted from rent control by the pro-landlord Costa-Hawkins law, for example, corporate-owned single-family homes and units built up to 2004. And with certain exceptions, AB 1482 prohibits landlords from terminating leases of tenants with over 12 months occupancy without just cause, and demands tenants be given notice for certain evictable causes and time to remedy the cause. The bill ends in 2029. It does not preempt existing local rent control ordinances.

California is in a housing crisis. 2017 Census data shows 45 percent of California households and nearly half the population are renters. 54 % of renters spend over 30 % of their monthly income in rent, many spend over 50 %, yet only 25% of families that qualifying for affordable housing programs receive any kind of assistance. 70% of San Francisco's homeless people once rented in San Francisco.

Household incomes have not kept pace with the rising rents, particularly in coastal urban centers. Low-and middle- income families struggle with rent and utility costs; a growing number are one emergency away from eviction.

Unaffordable rents drive evictions, but evictions also drive unaffordable rents, because California's pro-landlord Costa-Hawkins law lets landlords raise rents on rent-controlled units to market rates by evicting tenants.

Evictions not only cause homelessness and wreck tenant finances. They wreck neighborhoods with instability and displacement of lower-income and minority tenants. They disrupt children's education and social development. They separate families, and cause many other social problems.

### **Where is AB 1482 in the legislative process?**

**AB 1482 as passed Senate Appropriations, but has been referred back to Senate Rules Committee. It is expected to reach the whole Senate for vote presently.**

## What Can You Do to Help Pass AB 1482?

Please contact the members of the Senate, saying California needs a law protecting tenants against unfair evictions AND rent-gouging rent increases. Tell them to support AB 1482 when it reaches them:

- Nearly half of California households are renters, over half of them pay too much rent.
- Unwarranted evictions help fuel the crisis of unaffordable rents.
- California renters live in constant anxiety of being evicted unfairly.
- Evictions have a huge economic and social cost.

Senate by District, updated 4-19-2019						
Dist	Senator (Party)	Phone (916)		Dist	Senator (Party)	Phone (916)
01	Vacant	651-4001		21	Wilk (R)	651-4021
02	McGuire (D)	651-4002		22	Rubio(D)	651-4022
03	Dodd (D)	651-4003		23	Morrell (R)	651-4023
04	Nielson (R)	651-4004		24	Durazo (D)	651-4024
05	Galgiani (D)	651-4005		25	Portantino (D)	651-4025
06	Pan (D)	651-4006		26	Allen (D)	651-4026
07	Glazer (D)	651-4007		27	Stern (D)	651-4027
08	Borgeas (R)	651-4008		28	Stone (R)	651-4028
09	Skinner (D)	651-4009		29	Chang (R)	651-4029
10	Wieckowski (D)	651-4010		30	Mitchell	651-4030
11	Weiner (D)	651-4011		31	Roth (D)	651-4031
12	Caballero (D)	651-4012		32	Archuleta (D)	651-4032
13	Hill (D)	651-4013		33	Vacant	651-4033
14	Hurtado (D)	651-4014		34	Umberg (D)	651-4034
15	Beall (D)	651-4015		35	Bradford (D)	651-4035
16	Grove (R)	651-4016		36	Bates (R)	651-4036
17	Monning (D)	651-4017		37	Moorlach (R)	651-4037
18	Hertzberg (D)	651-4018		38	Jones (R)	651-4038
19	Jackson (D)	651-4018		39	Atkins (D)	651-4039
20	Leyva (D)	651-4020		40	Hueso (D)	651-4040