



April 22, 2019

The Honorable David Chiu  
California State Assembly  
Sacramento, CA

**RE: AB 1482 - Support**

Dear Assemblymember Chiu:

On behalf of the Planning and Conservation League (PCL), we are writing to express our strong support for AB 1482, which would protect California renters from large rent increases that would drive them from their homes. 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.

We are in a housing affordability crisis *and* a climate crisis, and a primary focus of PCL's advocacy is towards development of policy that supports equitable infill investment in existing communities that will successfully address California's climate and housing goals. In both the "2017 Climate Change Scoping Plan Update" and the "2018 Progress Report" on Sustainable Communities Strategies, the California Air Resources Board has found that to meet our 2030 and 2050 climate goals we need to significantly reduce Vehicle Miles Travelled (VMT) and associated greenhouse gas emissions through more efficient land use and increased transportation options.

Yet, PCL recognizes that targeted investment towards the infill that is needed to meet our climate goals inevitably adds to gentrification and displacement pressures on low-income residents in these existing communities. Thus, this needed infill investment *must* be coupled with anti-displacement protections to guard against the perpetuation of historical patterns of segregation, to ensure the vulnerable residents of these communities equitably reap the benefits of these investments, as well as to ensure that our ability to meet our climate goals is not undermined by forcing low-wage workers into long commutes. Guarding against unreasonable and sudden rent increases, as AB 1482 proposes, is one of the essential mechanisms needed to protect low-income residents against this kind of indirect-displacement pressure.

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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 not apply in jurisdictions with rent control, and would not apply to affordable housing or 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 that force families out of their homes, and we thank you for authoring this important legislation.

Sincerely,

A handwritten signature in cursive script that reads "Matthew R. Baker".

Matthew Baker, Policy Director  
Planning and Conservation League