

RESOLUTION NO. 17-4918

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF WEST HOLLYWOOD IN SUPPORT OF AB
1506 (BLOOM) RESIDENTIAL REAL PROPERTY:
COSTA-HAWKINS RENTAL HOUSING ACT.

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the Costa-Hawkins Rental Housing Act establishes that an owner of residential real property may establish the initial rent at market rate when a new tenancy begins, a policy also known as "vacancy decontrol"; and

WHEREAS, the law, which became effective in 1996, removes local control on the rent level that could be charged at the start of a new tenancy; and

WHEREAS, after the initial rent rate is established, future rent increases remain limited to the amount authorized by the local jurisdiction; and

WHEREAS, the Costa-Hawkins Rental Housing Act has had significant impacts on rental housing throughout California. New tenants are starting their tenancies paying rent levels that are not only significantly higher than rents paid by long-term tenants, but in some cases, significantly higher than the market-rate rents established one or two years earlier; and

WHEREAS, in the City West Hollywood, since Costa-Hawkins has been in effect, 64% of the City of West Hollywood apartments have had at least one market-rate increase upon vacancy; and

WHEREAS, for long-term tenants who have been living in their units since before Costa-Hawkins, the average rent for a 1-bedroom apartment in the City of West Hollywood in 2015 was \$919/mo. The average rent amounts for new tenants moving into 1-bedroom apartments in the same year was \$1,777/mo., almost 100% more than the average rent for long-term tenants; and

WHEREAS, AB 1506, which was introduced by Assemblymembers Richard Bloom (D-Santa Monica), David Chiu (D-San Francisco), and Rob Bonta (D-Oakland), would repeal the Costa-Hawkins Rental Housing Act; and

WHEREAS, in January 2017, the City Council of the City of West Hollywood adopted legislative priorities for the 2017-18 legislative session of the California State Legislature. Chief among these priorities is the repeal of the Costa Hawkins Act; and

WHEREAS, West Hollywood has long been an advocate of rent control, fair housing policies and the protection of tenants' rights; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of West Hollywood supports AB 1506 (Bloom) - Repeal Costa-Hawkins.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 6th day of March, 2017 by the following vote:

AYES:	Councilmember:	D'Amico, Duran, Horvath, Mayor Pro Tempore Heilman, and Mayor Meister.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.



LAUREN MEISTER, MAYOR

ATTEST:



YVONNE QUARKER, CITY CLERK