

CREATING OPPORTUNITIES FOR OUR COMMUNITY

Rent Stabilization and Tenant Protections



ORDINANCE NO. 925 RENT STABILIZATION AND TENANT EVICTION PROTECTIONS “RSTEPO”

- Bell Gardens’ Ordinance went into effect on October 12, 2022.
- Established an annual rent increase cap at 50% of the Consumer Price Index (CPI) or 4%, whichever is less (Section 5.62.040.A).
- Established additional protections for tenants for no-cause evictions, including anti-harassment protections and relocation assistance as well as other provisions either not covered or partially covered by State law.
- Mobile homes are also subject to the Ordinance.



BACKGROUND

- Like many densely populated communities, rents in the City continued to rise.
- Although the City has lower rents relative to surrounding communities, many local residents, particularly low-income households, struggle with paying for rising housing costs and meeting basic needs.
- The effect of high rents coupled with low incomes, critical shortages of affordable rental housing, and rapidly rising costs for other basic necessities leaves residents vulnerable to economic hardship, housing insecurity and displacement.
- Following the State implementation of AB 1482 in 2020 and rent increase moratoriums imposed due to the Covid-19 pandemic, the City decided to move forward with its own ordinance to stabilize rents and provide additional tenant protections.



IMPORTANCE OF RENT STABILIZATION AND ESTABLISHING TENANT PROTECTIONS



Reduces risk of displacement and homelessness

Increases housing security and long-term affordability

Protects tenants against unreasonable rent increases

Neighborhood Stability:
Since there's fewer displacements and evictions there is also less turnover in the neighborhood



LESSONS LEARNED/ CHALLENGES FACED

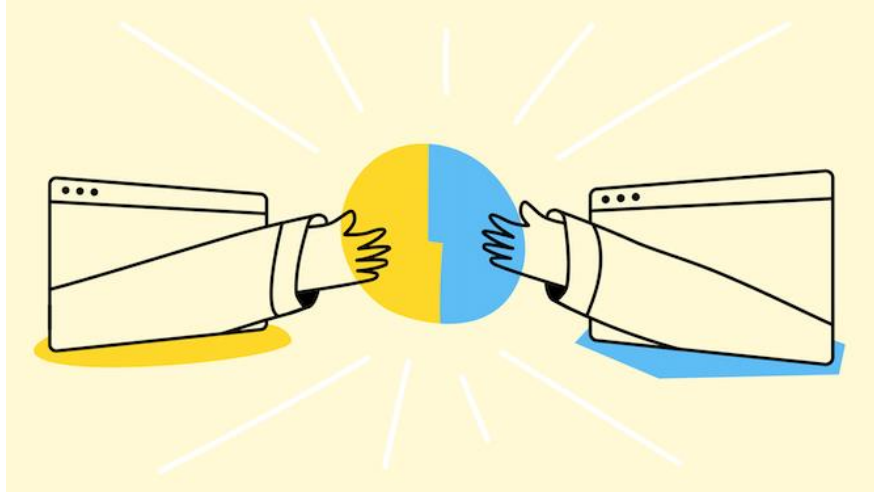
- Rent stabilization assists with retaining homes. However, more is needed such as rental assistance programs.
- Mapping out workflow is essential especially when the department has limited staff.
- Getting property owners to comply with following ordinance guidelines and registering units.
- Having applications such as contest, capital improvement and below fair market forms created before ordinance is approved.
- Community engagement is essential. Such as creating workshops and doing outreach within City events.



**EQUAL HOUSING
OPPORTUNITY**



RECOMMENDATIONS IN WAYS LACAHA SA MAY ASSIST



- Assist cities with mobile home compliance.
- Assist in Providing further legal resources to low-income households.
- Possible mediation assistance. Sometimes all that is needed is mediation between landlords and tenants.
- Assist in finding resources for homeless prevention programs.



**Los Angeles County
Affordable Housing
Solutions Agency**

PROVIDING FURTHER RESOURCES

- The City is collaborating with LACDA and the Permanent Local Housing Allocation (PLHA) to create a Rental Assistance program for low-income families with up to a year of rent.
- Will cover 30% of a household's rent.
- Must have a minimum median income (AMI) of 30%.
- Must live in the City of Bell Gardens.



Thank you

