

MOTION BY SUPERVISOR LINDSEY P. HORVATH

February 11, 2025

Support for Assembly Bill 299 (Gabriel/Rivas): Motels, Hotels, and Short-Term

Lodging: Los Angeles County: Wildfires

The devastation of the January 2025 Los Angeles County Wildfires (wildfires) is unprecedented in scope and cost. Tens of thousands of families are now entering the already difficult rental housing market, while thousands more Angelenos have lost their livelihoods, and will be struggling to make rent as they wait for assistance through unemployment, FEMA, or other relief programs.

Los Angeles already had one of the most unaffordable housing markets in the country and largest homeless population before the wildfires, and the impact of the wildfires will reverberate throughout our region for years to come. While price gouging laws are in effect, and the County and other jurisdictions have additional renter protections, these twin emergencies – a natural disaster and the housing affordability crisis – call for action.

Our state partners have answered that call by introducing legislation to ensure the

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unaffordability crisis does not become worse and to keep people in the housing they are in to prevent more people from falling into homelessness by modifying tenancy laws.

Assembly Bill 299 (AB 299), introduced by Assemblymember Jesse Gabriel and Speaker Robert Rivas, prevents individuals who are temporarily staying in motels, hotels, or short-term lodging, as a result of losing their homes in wildfires, from being considered new tenants or being subject to eviction proceedings. Under this legislation, guests who are displaced by wildfires can remain in their temporary accommodations without triggering standard tenancy rules that might otherwise limit their stay or expose them to potential eviction. AB 299 aims to provide temporary housing stability for wildfire victims during a critical recovery period while keeping as many rental units as possible open.

There is no doubt that the wildfires will have a long-lasting ripple effect on our housing market across the County. AB 299 is a vital tool in mitigating those ripple effects and not worsen our housing and homelessness crisis.

I, THEREFORE, MOVE that the Board of Supervisors direct the Chief Executive Office-Legislative Affairs and Intergovernmental Relations to take all appropriate legislative advocacy actions to support Assembly Bill 299 (Gabriel/Rivas), which would consider the continued occupancy of a guest of a motel, hotel, or short-term lodging, would not constitute a new tenancy, if the guest is living in the motel, hotel, or short-term lodging as a result of losing their residence in a wildfire in the County of Los Angeles, including, but not limited to, sending a five-signature letter in support of the bill to Assemblymember Jesse Gabriel and Speaker Robert Rivas.

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LH:cc