

September 24, 2024

MOTION BY SUPERVISORS LINDSEY P. HORVATH AND HILDA S. SOLIS

“Support for Proposition 33: Expands Local Government’s Authority to Enact Rent Stabilization and Rent Control Policies on Residential Property”

Californians are overly rent burdened. Renters in California typically pay 50 percent more for housing than renters in other states. According to the Public Policy Institute of California, in 2022, 30% of California’s renters paid more than half their income on housing.

In Los Angeles County, 54% of residents are renters. The majority of LA County renters (59%) are cost-burdened, meaning they pay more than 30% of their household income on rent. With Angelenos paying the bulk of their income on housing, they are cutting back on other essentials including food, clothing, medical, and transportation costs.

To protect tenants from unaffordable rent increases, many local jurisdictions enact rent stabilization policies, which limit the amount that a landlord can raise the rent each year. In Los Angeles County, the ability to limit rent increases under the Rent Stabilization and Tenant Protection Ordinance (RSTPO) only applies to a portion of the renters that reside in our unincorporated neighborhoods. This is because the Costa-Hawkins Rental Housing Act of 1995 restricted the ability of local jurisdictions to enact rent control or rent stabilization policies. Costa-Hawkins prohibits local rent stabilization laws from applying to single-family homes or to any housing built on or after February 1, 1995, and prohibits local laws that would limit what

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landlords can charge a new renter when first moving in after a vacancy .

Proposition 33 would repeal the Costa-Hawkins Rental Housing Act and prohibit the State from limiting the right of cities and counties to maintain, enact, or expand residential rent stabilization or rent control ordinances. Passage of the Proposition will allow local jurisdictions the ability to enact or expand rent stabilization and rent control policies to protect tenants by making rent more affordable and predictable.

WE, THEREFORE, MOVE that the Board of Supervisors take an official position to support Proposition 33, which would repeal the Costa-Hawkins Rental Housing Act of 1995 and prohibit the state from limiting the ability of cities and counties to maintain, enact, or expand residential rent stabilization and rent control ordinances.

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LH: MAG