October 14, 2019

Redwood City Council
c/o City Clerk
1017 Middlefield Road
Redwood City, CA 94063

To the Honorable Members of the Redwood City Council,

On October 8, 2019, Governor Newsom signed into law Assembly Bill 1482, the Tenant Protection Act of 2019, that will place an annual cap on rent increases and create new statewide standards for evictions. The law will take effect January 1, 2020. In the meantime, Redwood City tenants are still vulnerable to no-fault evictions and excessive rent increases, because the City of Redwood City currently does not regulate rental amounts, rent increases, or evictions from residential housing.

There has been recent evidence that such evictions and rent increases have already started to occur in anticipation of the implementation of AB 1482. Some of these tenants, unable to pay a sudden rent hike, have been delivered 3-day notices to vacate the premises for failure to pay the rent. Many more tenants will be finding themselves in this position until January 1st, 2020, at which time AB 1482 eviction protections will be in place and rents will need to be brought into conformity with the law (i.e., no higher than the regional Consumer Price Index plus 5% of the rent as of March 15, 2019, or 9%).

Since the new law will allow landlords to make a fair rate of return on their rental housing property, there is no reason for landlords to evict tenants in order to skirt AB 1482’s rent cap. It is very unfortunate that some landlords have chosen to exacerbate displacement and homelessness during this housing crisis in order to enjoy truly excessive profits. Furthermore, the aforementioned rent gouging and displacement would substantially thwart the intent of AB 1482. To protect neighbors and the community, particularly during the holiday season, we encourage the Redwood City Council to immediately consider an urgency ordinance that would cap annual rent increases and apply eviction standards in line with AB 1482’s language and Costa-Hawkins state law on allowable rental units.

Thank you for your consideration of this matter.

Sincerely,

David Chiu
Chair, Assembly Housing & Community Development Committee
Lead author, Assembly Bill 1482