



December 10, 2019

Mayor Corey Calaycay  
City of Claremont  
207 Harvard Ave.  
Claremont, CA 91711

Dear Mayor Calaycay:

I am writing in support of the proposed homelessness prevention no-fault eviction rental relocation assistance program under consideration on today's Council agenda. As reflected in the staff report, Assembly Bill (AB) 1482 has caused a temporary increase in the number of no-fault eviction notices in Los Angeles County. This is due to the fact that landlords have an opportunity to issue no-fault evictions before AB 1482's more stringent protections come into effect on January 1, 2020. While it is not possible to know how many people will be affected by this, it is clear Claremonters are vulnerable to no-fault evictions, and that the proposed program would provide relief to up to 36 qualified individuals.

AB 1482's author, Assemblyman David Chiu, has acknowledged the possibility that landlords might try to evict tenants in the time between the law's passage and when it becomes effective. According to an October 7<sup>th</sup> article in the *Los Angeles Times*, landlords attending the Apartment Association of Greater Los Angeles were advised by landlord attorney Dennis Block to "Quickly hand out no-fault eviction notices to tenants who pay low rent or make frivolous requests." While it's difficult to know precisely how many individuals and families will be impacted, a rush of eviction notices has been observed throughout the region and across the state since the signing of the AB 1482, according to CalMatters, a nonpartisan, nonprofit journalism group focused on California public policy. In response, Los Angeles County cities such as Pomona, Los Angeles, Long Beach, and Pasadena have passed ordinances to protect renters caught within a no-fault evictions protection gap. Claremont is affected by the same affordability problems as these communities, and landlords have the same incentives to issue no-fault evictions here. Therefore, this program would help those individuals and families who do not have the financial means for the first and last month's rent to obtain new housing. The alternative could mean inadequate housing alternatives or homelessness.

As the program as proposed applies to those affected within the short window of November 1 and December 31, 2019, I encourage the Council to consider allocating surplus funds from this temporary program into a similar program for 2020, to support the most vulnerable members of our community who are in danger of losing their housing. The Council

needs to support members of our community burdened by housing costs and in danger of losing their homes due to rising rents, financial and family emergencies, and other contingencies. The housing affordability crisis will continue into next year and the foreseeable future, and our City needs to be prepared to provide assistance to keep residents in their homes, and contribute to abating the scourge of homelessness in our region.

Sincerely,

Zachary Courser, Ph.D.  
President, Housing Claremont