



MEMORANDUM

TO: ASI Board of Directors

DATE: January 15, 2020

FROM: **Kylie Clark**
Board of Directors, CLA
Conner O'Neil
Board of Directors, COSAM

COPIES: M. Maloney
M. Crawford
L. Lee

SUBJECT: Endorsement #20-01: San Luis Obispo City Council's Emergency Rental Ordinance

Purpose of the proposed Endorsement: The purpose of this endorsement is to show ASI Board of Directors' support of San Luis Obispo City Council's Emergency Rental Ordinance.

Background: "The Tenant Protection Act of 2019," Assembly Bill No. 1482 (AB 1482), was enacted by the legislature on September 11, 2019 and signed by California Governor Gavin Newsom on October 8, 2019. The bill, which took effect on January 1, 2020, provides protections including:

- Requires a landlord to have "just cause" in order to terminate a tenancy
- Limits annual rent increases to no more than 5% + local inflation rate
- A tenant may not waive their rights to these protections and any agreement to do so by the tenant is void as contrary to public policy.

After receiving correspondence from San Luis Obispo residents, San Luis Obispo City Council deemed it necessary to hold an emergency meeting to consider an emergency rental ordinance. The emergency ordinance includes the enactment of emergency "just cause" provisions and adoption of rent limits consistent with those imposed by AB 1482 in the period between adoption of the ordinance and January 1, 2020 when the bill took effect.

The San Luis Obispo City Council passed the emergency rental ordinance on November 26, 2019. This precluded the ability of rental owners to circumvent the protections that would take effect in January of 2020. Through the Council's swift action, they were able to protect the renters of the city of San Luis Obispo, a large portion of whom are students at California Polytechnic State University, San Luis Obispo.

Requested Action: It is requested that the ASI Board of Directors endorse San Luis Obispo City Council's Emergency Rental Ordinance passed on November 26, 2019.

Links to Supporting Documents:

(AB 1482:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482)

(San Luis Obispo City Council 11-26-2019 Agenda Packet - Special Meeting:

<https://opengov.slocity.org/WebLink/Browse.aspx?id=100310&dbid=0&repo=CityClerk>)