



*"Great Apartments Start Here!"*

**Danielle Leidner-Peretz**  
Director, Government Affairs &  
External Relations  
danielle@aagla.org  
213.384.4131; Ext. 309

December 6, 2019  
**Via Electronic Mail**

Hon. Mayor Alejandra Cortez, and  
Members of the Bell Gardens City Council  
7100 Garfield Avenue  
Bell Gardens, CA 90201

**Re:** Urgency Ordinance N.902-U, An Extension of 45-day Urgency Ordinance No.900-U  
Establishing Interim Rent Control Measures for Multi-Family Properties Citywide By 10 Months  
and 15 days (Agenda Item 2)

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Dear Hon. Mayor Alejandra Cortez and Members of the Bell Gardens City Council:

The Apartment Association of Greater Los Angeles (AAGLA) strongly opposes the Council's extension of the Interim Urgency Ordinance adopted on October 28<sup>th</sup>, which prohibits rent increases of more than 3% and imposes "just cause" eviction rules. With the passage of Assembly Bill 1482, the statewide rent control and renter protection law that will be effective on January 1, 2020, has the City fully evaluated the continued need for the urgency ordinance and the likely enormous cost to the City in administering the interim measure? To date, no significant data has been presented reflective of widespread rent gouging or evictions within the City of Bell Gardens. Moreover, over the past 45-day period has the City Council assessed the impacts and effectiveness of the urgency ordinance, whether positive or negative in nature, to warrant consideration of this proposed extension?

Our Association represents thousands of rental housing providers many of whom are small, "mom and pop" owners that come from a variety of backgrounds and financial circumstances, including many who are retired seniors living on fixed incomes, recent immigrants, teachers or first responders. So many of our members once worked or continue to work regular "9-5" jobs to sacrifice and save to make their small investment in rental property in order to secure or supplement their retirement or to better support their families. Our members serve an important need by providing housing. Our members and 99.9% of rental housing providers avoid evictions at all cost as evictions do not make good business sense and run contrary to the objective of filling vacant apartments. As rental housing providers, our customers are our renters and we are not in the eviction business.

On October 8, 2019, Governor Gavin Newsom signed into law Assembly Bill 1482. Effective January 1, 2020, this new state law provides Bell Gardens' renter population with substantial



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eviction and rent increase protections, which for all practical purposes are in effect today given the required timing of notice requirements and the requirement to adjust rent increases to be in compliance with state law effective at the beginning of next year. At this juncture, it is unclear why the Council would extend its own renter protection measures considering the protections afforded by Assembly Bill 1482. **Would it not be more prudent for the City to first evaluate the effectiveness of the State’s new law rather than allocate extensive funding for the extension of the interim ordinance?** Would it not be far better if the City allocated funds in a targeted manner to assist renters in actual need of financial assistance (e.g., means testing) by providing rent subsidies and related supportive services?

We urge the City Council to implement creative and targeted solutions that provide affordable housing solutions to those that are in need, and not retreated 1970’s price controls and housing policies that benefit very few individuals, result in housing shortages and discourage housing production.

Thank you for your time and consideration of these important matters. If you have any questions, please call me at (213) 384-4131; Ext. 309 or contact me via electronic mail at [danielle@aagla.org](mailto:danielle@aagla.org).

Very truly yours,

Danielle Leidner-Peretz