

**RESOLUTION NO. 7896**

**CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE,  
CALIFORNIA, SUPPORTING THE TENANT PROTECTION ACT OF 2019,  
ASSEMBLY BILL NO. 1482 (CHIU), WHICH ESTABLISHES ANNUAL  
LIMITS ON RENT INCREASES AND REQUIRES JUST CAUSE IN ORDER  
TO EVICT A TENANT PRIOR TO THE EFFECTIVE DATE OF  
JANUARY 1, 2020**

**WHEREAS**, the Tenant Protection Act of 2019, Assembly Bill No. 1482 (“AB 1482”) (Chiu), was approved by the Legislature on September 11, 2019, and signed by the Governor on October 8, 2019; and

**WHEREAS**, effective January 1, 2020, the Tenant Protection Act of 2019 will provide limits on rent increases and eviction protections to approximately 8 million tenants in the State of California; and

**WHEREAS**, the City of South Gate (“City”) currently does not regulate the reasons for evictions from residential rental properties; and

**WHEREAS**, a risk exists in which landlords could seek to evict tenants without cause prior to the Tenant Protection Act of 2019 taking effect on January 1, 2020; and

**WHEREAS**, housing instability threatens the public peace, health, and safety as eviction from one’s home can lead to prolonged homelessness; strain on household finances due to the necessity of paying rental application fees and security deposits; stress and anxiety experienced by those displaced; increased commute times and traffic impacts if displaced workers cannot find affordable housing within the city in which they work; and interruption of the education of children in the home; and

**WHEREAS**, extensive research studies on the impacts of eviction have demonstrated tenants facing eviction are more likely to report poor health, high blood pressure, depression, anxiety, and psychological distress; in particular, children who experience displacement from their home are likely to suffer academic setbacks, mental health issues, and emotional problems; and

**WHEREAS**, California is experiencing a rental housing crisis that severely impacts the availability of affordable housing; and

**WHEREAS**, more than a quarter of California tenants, including about 1.3 million low-income residents, spend over half of their income on rent; and

**WHEREAS**, an unexpected financial hardship, like being evicted, can lead to homelessness for many residents; and

**WHEREAS**, becoming unhoused can set off a negative chain reaction that often includes job loss and health impacts, making it even harder to secure new housing; and

**WHEREAS**, California’s homeless population rose 16 percent from 2015 to 2017 with many people becoming homeless for the first time; and

**WHEREAS**, the City contains 23,557 households, of which, 56.5% are occupied by renters; and

**WHEREAS**, Los Angeles County contains 3,295,198 households, of which, 54.1% are occupied by renters; and

**WHEREAS**, AB 1482 would help prevent Californians from becoming homeless by (1) establishing annual limits on rent increases and by (2) requiring just cause in order to evict a tenant; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The City Council hereby finds and determines that the foregoing recitals are true and correct.

**SECTION 2.** The City Council hereby declares support of the efforts to protect tenants’ rights, in particular South Gate’s tenants.

**SECTION 3.** The City Council hereby strongly discourages landlords from evicting tenants through a “No Cause Eviction”.

[Remainder of page left blank intentionally.]

**SECTION 4.** The City Council hereby declares that if any provision, sentence, clause, section or part of this Resolution is found to be unconstitutional, illegal or invalid, such finding shall affect only such provision, sentence, clause, section or part, and shall not affect or impair any of the remaining parts.

**SECTION 5.** The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

**PASSED, APPROVED and ADOPTED** on this **10<sup>th</sup>** day of **December 2019**.

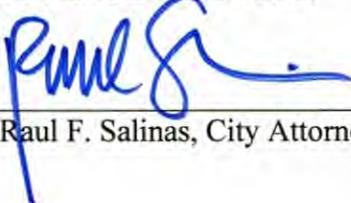
**CITY OF SOUTH GATE:**

By:   
Belén Bernal, Mayor

**ATTEST:**

By:   
Carmen Avalos, City Clerk  
(SEAL)

**APPROVED AS TO FORM:**

By:   
Raul F. Salinas, City Attorney

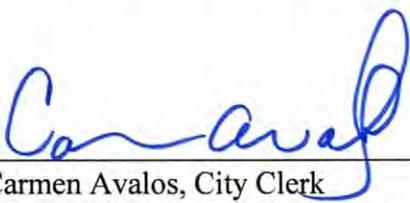
**RESOLUTION CERTIFICATION PAGE**

**STATE OF CALIFORNIA**        )  
**COUNTY OF LOS ANGELES**    )     **SS**  
**CITY OF SOUTH GATE**        )

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7896 was adopted by the City Council at their Regular Meeting held on December 10, 2019, by the following vote:

Ayes:            Council Members:    Bernal, Diaz, Davila, De Witt and Rios  
Noes:            Council Members:    None  
Absent:           Council Members:    None  
Abstain:          Council Members:    None

Witness my hand and the seal of said City on December 12, 2019.

  
\_\_\_\_\_  
Carmen Avalos, City Clerk  
City of South Gate, California