

CAN RENTS BE RAISED?



AUGUST 2022



Your Rights Regarding Rent Hikes

City of Los Angeles

Rent increases are currently **prohibited** for rental units subject to the City of Los Angeles Rent Stabilization Ordinance (RSO) until 1 year after the expiration of the City's Emergency Declaration Period.

The City's Emergency Declaration is still in effect.

To find out if your unit is subject to the RSO, [click HERE \(zimas.lacity.org\)](https://zimas.lacity.org). Enter your address and below the Housing tab, under RSO it will indicate if the property is subject.



County of Los Angeles

Rent increases are prohibited in County of Los Angeles for **ONLY** rent stabilized units and mobile home spaces in unincorporated areas including new passthroughs or charges.

State of California

Annual rent increases are limited to 5% plus the change in the regional Consumer Price Index (CPI), or no more than 10% during any 12-month period.

These properties are exempt from the State restrictions:

- Single-family homes and condominiums as long as they are NOT owned by a corporation, a REIT (real estate investment trust), or an LLC where one member is a corporation.
- Any duplex where the owner lives in the other unit
- Mobile homes
- School and college dormitories
- Hotels
- Commercial properties (retail stores, restaurants, etc.)
- Buildings built within the last 15 years (including accessory dwelling units)
- Rental properties provided by non-profit organizations
- Rental properties subject to pre-existing local ordinances



City of West Hollywood

Rent increases are currently **prohibited** for rental units subject to the City of West Hollywood Rent Stabilization Ordinance (RSO)

City of Santa Monica

Santa Monica City Council approved a resolution to place a measure on the November 8, 2022 ballot that would amend the City Charter to establish for 2022 an average General Adjustment (GA) cap of 3% or \$70 and establish a maximum GA of 3% for future years.



If the voters approve a change to the City Charter related to the GA, the Maximum Allowable Rent for units subject to rent control will increase by 6% effective September 1, 2022, as currently scheduled, then be reduced to 0.8% on February 1, 2023, resulting in an overall increase of 3% for the year. For units in which owners implement no more than a 3% increase in September, no reduction on February 1, 2023, will be required.

Landlord Bill Allows Big Rent Hikes During Times

of Emergency



Sen. Bob Archuleta

A bill is making its way through the state legislation that would pave the for landlords to rent gouge during declared states of emergency.

The bill is sponsored by the California Apartment Association.

The proposal would clarify elements of the state's anti-price-gouging law, Penal Code Section 396, which makes it illegal to increase the price of many consumer goods and services, including that of rental housing, by more than 10% above pre-emergency levels when the president, governor, or local officials declare a state of emergency. SB 1133 would make it more difficult to include rent gouging protections.



Recently, CES was able to rely on the anti-price-gouging law to stop greedy landlord from walloping low-income tenants in affordable housing with huge rent increases when government rent restrictions on their building expired.



SB 1133 will undo decades of price gouging protections for Californians at a time when the state is reeling from both natural and man-made disasters and gives a green light to unscrupulous landlords to prey upon victims of emergencies by increasing rents

above the allowable 10% during declarations of emergency. California can't afford for SB 1133 to become law.

SB 1133 is in Assembly Appropriations Committee on suspense. It will either be heard in Committee or die by August 10.

WHAT YOU CAN DO?

Contact these Assembly Appropriations members to urge them to VOTE NO ON SB 1133!

Assembly Members

Chris R. Holden (Chair)	----->
Isaac G. Bryan	----->
Lisa Calderon	----->
Wendy Carrillo	----->
Mike Fong	----->
Jesse Gabriel	----->

Phone

(916) 319-2041
(916) 319-2054
(916) 319-2057
(916) 319-2051
(916) 319-2049
(916) 319-2045

Eduardo Garcia	----->	(916) 319-2056
Marc Levine	----->	(916) 319-2010
Bill Quirk	----->	(916) 319-2020
Akilah Weber, M.D.	----->	(916) 319-2079
Lori D. Wilson	----->	(916) 319-2011

CES Assist Tenants in Affordable Housing in Stopping a Huge Rent Increase



Coalition for Economic Survival
Affordable Housing Tenant
Organizer Salma Rojas notched
another renters' rights victory in her belt for CES.

Salma has been assisting long-term, low-income Section 8 tenants at a North Hollywood HUD subsidized 3-unit building. The owner decided to opt-out of the Project Based Section 8 rent subsidy voucher contract and illegally hit tenants with rent increases exceeding 30%. The tenants have been living there for decades.

When an owner ends a Project Based Section 8 contract, the tenants must be given the opportunity to apply for a Tenant Protection Voucher (TPV), which guarantees tenants the right to stay in their home without having to pay increased rent.

With the contract due to expire on July 31, the owner threatened to increase rents on August 1.

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Salma worked with the tenants to persistently follow up with the Housing Authority of the City of LA, who administers the conversion to Tenant Protection Vouchers, to ensure the process was initiated with the owner and HUD. As a result, the owner of the building agreed to the TPV process on July 29 and a contract extension was granted until the voucher conversion was completed. Thus, the tenants will be able to remain in their affordable housing without the rent increase.

IN OTHER



On July 30, the Coalition for Economic Survival participated in Assembly Member Richard Bloom's 6th Annual Hollywood Family Health & Resource Fair with a booth providing attendees critical housing/tenant information. Here's CES' Organizing Team with the Assembly Member. From Right to Left:

CES Health Homes Outreach Intern Lucia Njegovan, CES Affordable Housing Tenant Organizer Salma Rojas, Assembly Member Richard Bloom, CES Director of Organizing Carlos Aguilar, CES West Hollywood Tenant Organizer Eugene Maysky and CES REAP Tenant Organizer Victor Amaya.

On July 21, Coalition for Economic Survival Director of Organizing, Carlos Aguilar was confirmed as the new Chair of the Board of Directors for the Southern California Health and Housing Council (SCHHC) following nomination by the Board. Carlos has been serving as the SCHHC Board co-chair for several years before taking over as Chair.

SCHHC is a coalition of public agencies, community-based organizations, professional organizations, contractors and other health and housing advocates seeking innovative ways of preventing and eliminating childhood lead poisoning and environmental hazards for children.



On July 26, Coalition for Economic Survival Executive Director Larry Gross was re-elected as President of the City of LA Board of Animal Services Commissioners. The Board oversees the LA Department of Animal Services,



responsible for operating the city's six animal shelters and for enforcing laws related to animals.

Larry was appointed to the Board by LA Mayor Eric Garcetti in February 2014.

KNOW YOUR TENANT RIGHTS!

ATTENTION ALL RENTERS!

*Questions About Evictions, Rent Hikes,
Getting Repairs, Landlord Harassment?*

Attend the Coalition for Economic Survival Tenants' Rights Zoom Clinic

To sign up for the next [Coalition for Economic Survival
Tenants' Rights Clinic](#) via ZOOM
Request a Link by emailing:
HelpingLArenters@gmail.com

The Clinic serves the entire Southern California area.
Accommodations for Spanish, Russian, Farsi & Hebrew speakers are provided.

CES holds the Clinic **Every Saturday** via Zoom at 10 am.
and every Wednesday at 6 pm for West Hollywood Renter
To request a link to register for any Clinic email:
HelpingLArenters@gmail.com.

**KNOW
YOUR
RIGHTS**



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TENANTS' RIGHTS CES ZOOM CLINIC

EVERY SATURDAY - 10 AM

To Request a Registration Link, Email:
HelpingLArenters@gmail.com

Assisting Renters Throughout the
Southern California Area

Accommodations for Spanish & Russian Speakers Provided

[TO REGISTER > CLICK HERE](#)

**COALITION FOR ECONOMIC SURVIVAL
NEEDS YOUR SUPPORT!**

SUPPORT OUR WORK: CLICK HERE TO
DONATE TODAY!

- * **Secure tenants' rights**
- * **Preserve existing affordable housing**
- * **Prevent tenant displacement**

Show your support for CES' work by making a Donation Now!

The economic justice victories that CES has won over the years such as rent control in the cities of Los Angeles and West Hollywood, creating the city of West Hollywood and winning numerous laws to combat slum housing, secure tenants' rights and preserve affordable housing has only been possible with the generous financial support from people like you. 2022 marked CES' 49th Anniversary year. Help make it another year of victories by clicking here to donate now.

With us all facing this pandemic that threatens us both health-wise and economically, CES has committed to continue providing tenants with information and assistance on their rights. Clearly, COVID-19 has made this commitment extremely challenging. It is why we need your financial support more than ever. We will persist!

Join CES, Donate to CES TODAY!

DONATE NOW: \$3

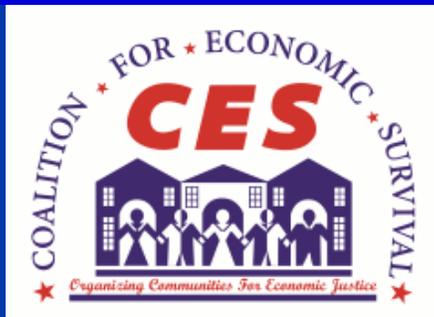
DONATE NOW: \$5

DONATE NOW: \$10

DONATE NOW: \$25

DONATE NOW: \$50

DONATE NOW: \$100



Coalition for Economic Survival

616 Shatto Place, Los Angeles, CA 90005

Telephone: (213) 252-4411

Fax: (213) 252-4422

contactces@earthlink.net

www.cesinaction.org

Mailing Address:

Coalition for Economic Survival

14320 Ventura Bl #537, Sherman Oaks, CA 91423

Coalition for Economic Survival | 616 Shatto Place, Los Angeles, CA 90005

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