



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

July 12, 2023

The Honorable Thomas J. Umberg
Chair, Assembly Committee on Judiciary
1021 N Street, Room 3240
Sacramento, CA 95814

Re: AB 1620 (Zbur) Costa-Hawkins Rental Housing Act: permanent disabilities:
comparable or smaller units
City of Beverly Hills – Support

Dear Chair Umberg,

On behalf of the City of Beverly Hills, I am pleased to write to you in SUPPORT of AB 1620 (Zbur). This bill authorizes local jurisdictions to pass ordinances which would require landlords to allow tenants who develop permanent mobility-related disabilities to move into an available accessible or ground floor unit at the same rental rate and terms.

According to the California Department of Housing and Development's Final 2020 Analysis of Impediments to Fair Housing Choice, individuals with disabilities disproportionately experience poverty, homelessness, and housing discrimination. This inequity is compounded for people with disabilities who are also from communities of color. Certain mobility-related disabilities may make it challenging or impossible for tenants to climb stairs in buildings that do not have accessibility features like elevators or wheelchair ramps. This can be especially problematic for a tenant living in a rent-controlled unit that is not on the ground floor or accessible by an elevator or other means.

The Costa-Hawkins Rental Housing Act allows rental property owners to set initial and subsequent rental rates; however, current rent control ordinances may not address situations where tenants with permanent disabilities need to find new accommodations without facing significant rent increases. AB 1620 grants jurisdictions the ability to adopt ordinances to require landlords who have qualified tenants with physical disabilities to move to a comparable or smaller accessible unit within their building, without major renovations, while ensuring a fair return for the owner as determined by the rent control board.

The City of Beverly Hills has a population of over 34,000 residents in the 5.7 square miles of land within our city limits. Sixty percent of our residents are renters, many of whom reside in multifamily dwellings. Our City has 7,794 multi-family units that are considered rent

stabilized by City Ordinance and the Costa Hawkins Act. AB 1620 would give our City the ability to consider adopting an ordinance to assist tenants with physical disabilities in these rent stabilized units so they could be offered a comparable unit under the same terms of their current lease without facing a significant increase in rent.

It is for these reasons that the City of Beverly Hills supports AB 1620 (Zbur) and requests an "AYE" vote when heard in your committee.

Sincerely,

A handwritten signature in black ink, appearing to read "Julian A. Gold". The signature is fluid and cursive, written over a faint, illegible stamp.

Julian A. Gold, M.D.
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, Senator 24th District
The Honorable Rick Zbur, Assemblymember, 51st District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange