



August 26, 2019

Re: Item 13-D, 8/27/19 – Tenant Protections – SUPPORT

Dear Mayor and Councilmembers,

We urge you to support and develop the necessary ordinances and/or resolutions to assist tenants by requiring relocation benefits for those tenants in duplexes and triplexes who are constructively evicted when an owner occupies a unit on the property, obtains an exemption from rent control, and then raises the tenant's rent beyond rent-control's limits forcing them to move.

We suggest that relocation payments for the units other than the one the owner moved into should be as much as the owner-occupied eviction standard.

Income qualified tenants who are forced to move due to this type of constructive eviction should be placed on the City's affordable housing waitlist with priority.

In accordance with other eviction protections, seniors, disabled persons, and families with a child in the school district should not have to move for one year, or be subject to the construction eviction increase during that year. Any and all other eviction protections should continue to apply.

Thank you for taking this important action to strengthen tenant protections.

Patricia Hoffman

Co-Chair, Santa Monicans for Renters' Rights

Denny Zane

Co-Chair, Santa Monicans for Renters' Rights