July 1, 2019

Honorable Hannah-Beth Jackson
Chair, Judiciary Committee
California State Senate
Capitol Building, Room 2032
Sacramento, CA 95814

RE: AB 1482 (CHIU) as amended June 28, 2019 – SUPPORT

Dear Senator Jackson:

Disability Rights California (DRC), a non-profit advocacy organization that advances and protects the rights of Californians with disabilities, supports AB 1482. This bill is scheduled for hearing before the Senate Judiciary Committee on July 9, 2019.

This bill prohibits an owner of a residential real property from increasing the rental rate on a property that has been in effect for the preceding 12 months in an amount that is greater than the Consumer Price Index (CPI) plus 5%, not to exceed 10%. It would protect nearly 15 million Californians from large unforeseen rent increases without diminishing property owners' ability to make a fair return on their investment. Renters shouldn't have to choose between paying rent and keeping a roof over their heads or feeding their families. AB 1482 takes the choice off the table and makes it easier for renters to stay in their neighborhoods.

People with disabilities often rely on public benefits and other fixed incomes, and rent is taking a greater portion of those funds leaving less for other life necessities. Often, their fixed income is not tied to inflation and they fall further behind in being able to stay in housing. Hence, more than two-fifths of homeless people are people with disabilities. AB 1482 would
preclude large rent increases on people with disabilities and give them a fighting chance to stay in their housing.

For these reasons, DRC supports this bill. Please contact me if you have any questions about our position or if I can provide any further information.

Very truly yours,

Curtis Child
Legislative Director
Disability Rights California

cc: Honorable Members, Senate Judiciary Committee
    Margie Estrada Caniglia, Chief Counsel, Senate Judiciary Committee
    Honorable David Chiu, California State Assembly
    Steve Wertheim, Consultant, Assembly Housing and Community Development Committee
    Morgan Branch, Policy Consultant, Senate Republican Caucus Committee