



CHRISTOPHER WARD
COUNCILMEMBER, THIRD DISTRICT

September 9, 2019

Assemblymember David Chiu
P.O. Box 942849
Sacramento, CA 94249-001

RE: Support for Assembly Bill 1482

Dear Assemblymember Chiu,

As a Councilmember in the City of San Diego and Chair of San Diego County's Regional Task Force on the Homeless, I am writing in strong support of Assembly Bill 1482. This bill would be critical in alleviating the financial risk of skyrocketing rents and protecting more families from homelessness in an era of stagnant wages and income inequality. I appreciate your leadership in introducing this bill to the California Legislature.

Approximately 14.5 percent of San Diegans - almost 200,000 people - live below the poverty line. As the housing crisis has intensified, nearly two-thirds of low-income households spend in excess of 30 percent of their income on costs related to housing.¹ Worse, many families are one rent increase away from being forced out on the street. In 2018, more than half of people experiencing homelessness reported that the principal reason for their homelessness was the loss of a job, "money issues", or the cost of housing.²

Unlike many California cities, San Diego has a Just Cause Eviction Ordinance. In recent months, I have led roundtable discussions with community members and key stakeholders to discuss ways in which the ordinance can be strengthened to protect tenants from unfair evictions. Many of the solutions discussed are offered in AB 1482. In each of our roundtable discussions, community members have voiced their concern that even with a stronger Just Cause Eviction Ordinance, rents can be raised, and tenants and families can essentially be forced out. The combination of a rent cap proposed in AB 1482 with stronger Just Cause requirements can offer real relief and protection to families, and I offer my strong support.

This bill will protect millions of renters from rent-gouging and offer greater protections to tenants. I stand in strong support of this legislation.

Sincerely,

Christopher Ward
District 3 Councilmember, City of San Diego

¹ Fiscal Year 2020-2025 Consolidated Plan, City of San Diego, *available at* <https://www.sandiego.gov/cdbg/general/consolidatedplanmaterials>.

² Regional Task Force on the Homeless, Point in Time Count Annual Report, 2018.