

TRANSMITTED VIA EMAIL

December 16, 2019

Honorable Mayor Scharf and Members of the City Council
 City of Cupertino
 10300 Torre Avenue
 Cupertino, CA 95014

Dear Mayor Scharf, Vice Mayor Paul, and Councilmembers Sinks, Chao, and Willey:

Re: Emergency Ordinance for Rent Stabilization and Just Cause Protection

SV@Home strongly supports an emergency ordinance to prevent unjust evictions or excessive rent hikes aimed at circumventing the restrictions established in AB 1482. AB 1482 was passed by the state legislature in recognition of the extraordinary housing crisis and ballooning rents that we are experiencing in the Bay Area. These protections are a key piece of the 3Ps strategy to address the housing crisis – promoting renter protection, affordable housing preservation, and housing production. An emergency ordinance in Cupertino is a critical step to counter potentially harmful effects of the delay in AB 1482's implementation.

To that end, **we recommend that the City Council pass an emergency ordinance that applies AB 1482's rent cap provisions and just cause protections from September 11th, 2019 (the date the legislature approved the legislation) through December 31st, 2019.** While AB 1482 regulates rents beginning on January 1st, 2020, it does not control what rents can be charged during the remainder of 2019. Tenants could effectively be evicted by receiving excessive rent increases between the date the legislation was passed and the end of this year.

We recommend that the City cap rents at March 2019 rent plus 5% of that rent plus the Consumer Price Index (CPI) for the remainder of 2019 in AB 1482-eligible units (March 2019 rent + 5% + CPI), including for tenants who have already received rent increase notices. This is equivalent to the rent cap requirements that begin in January 2020. Multiple jurisdictions in the region have recently responded to this urgent need through such ordinances, including Milpitas.

SV@Home greatly appreciates the responsiveness of the Mayor, Council, and staff to agendize this emergency ordinance.

Sincerely,



David K. Meyer
 Director of Strategic Initiatives

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 of Silicon Valley*

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