

RESOLUTION NO. 2018-50

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH OPPOSING THE LOCAL
RENT CONTROL INITIATIVE OF 2018

WHEREAS, the Costa-Hawkins Rental Housing Act was signed into law in 1995 to prevent cities from enacting rent control on housing first occupied after February 1, 1995; and

WHEREAS, the Costa-Hawkins Rental Housing Act gave landlords the right to increase rent prices to market rates when a tenant moves out; and

WHEREAS, Proposition 10 was placed on the November 2018 statewide ballot through the initiative process to repeal the Costa-Hawkins Rental Housing Act; and

WHEREAS, the State's nonpartisan Legislative Analysts Office (LAO) points out that expanding the number of housing units covered and prohibiting landlords from resetting rents to market value for new tenants will not increase the supply of housing in California and likely would discourage new construction in the state; and

WHEREAS, Proposition 10 would cut revenues to state and local governments by up to hundreds of millions of dollars, according to the LAO; and

WHEREAS, the policies authorized by Proposition 10 have been shown to reduce property values by more than 10% and significantly restricts what single-family homeowners can do with their homes; and

WHEREAS, Proposition 10 contains a hidden loophole requiring taxpayers to pay the initiative supporters' legal bills for participating in certain lawsuits, even if they lose and even if their position is frivolous.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

SECTION 1. The City of Huntington Beach hereby opposes the Local Rent Control Initiative sponsored by the Coalition for Affordable Housing on the grounds that it repeals a Housing Law with no solution; and

SECTION 2. The City of Huntington Beach hereby opposes the Local Rent Control Initiative sponsored by the Coalition for Affordable Housing because it will reduce home values; and

SECTION 3. The City of Huntington Beach hereby opposes the Local Rent Control Initiative as it takes away local control.

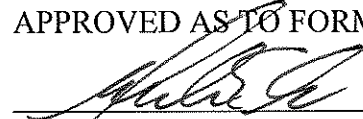
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 20____.

Mayor

REVIEWED AND APPROVED:

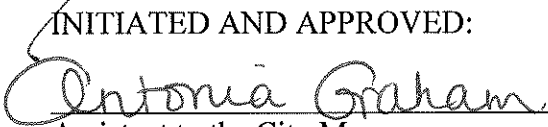
City Manager

APPROVED AS TO FORM:



City Attorney

INITIATED AND APPROVED:



Assistant to the City Manager