



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold, M.D., Mayor

September 18, 2023

The Honorable Gavin Newsom
Governor, State of California
1021 N Street, Room 9000
Sacramento, CA 95814

Re: AB 1620 (Zbur) Costa-Hawkins Rental Housing Act: permanent disabilities:
comparable or smaller units
City of Beverly Hills – Request for Signature

Dear Governor Newsom,

On behalf of the City of Beverly Hills, I am pleased to write to you in **SUPPORT of AB 1620 (Zbur) and respectfully request your signature on this important legislation.** This bill authorizes local jurisdictions to require landlords with tenants with permanent mobility-related disabilities be allowed to move into an available disability accessible unit or ground floor unit at the same rental rate and terms as the unit they currently occupy.

According to the California Department of Housing and Development's Final 2020 Analysis of Impediments to Fair Housing Choice, individuals with disabilities disproportionately experience poverty, homelessness, and housing discrimination. This inequity is compounded for people with disabilities who are also from communities of color. Certain mobility-related disabilities may make it challenging or impossible for tenants to climb stairs in buildings that do not have accessibility features like elevators or wheelchair ramps. This can be especially problematic for a tenant living in a rent-controlled unit that is not on the ground floor or accessible by an elevator or other means.

The Costa-Hawkins Rental Housing Act allows rental property owners to set initial and subsequent rental rates. However, current rent control ordinances may not address situations where tenants with permanent disabilities need to find new accommodations without facing significant rent increases.

AB 1620 grants jurisdictions the authority to require qualified tenants with physical disabilities to move to a comparable or smaller disability accessible unit within their building, without major renovations, while ensuring a fair return for the owner as determined by the rent control board.

The City of Beverly Hills has a population of over 34,000 residents and sits on 5.7 square miles. Sixty percent of our residents are renters, and many reside in multifamily dwellings.

AB 1620 serves as an additional tool to assist tenants and their physical disabilities in maintaining their housing in the City of Beverly Hills.

It is for these reasons that the City of Beverly Hills **supports AB 1620 (Zbur) and respectfully requests your signature on this important legislation.**

Sincerely,

A handwritten signature in black ink, appearing to read "Julian A. Gold". The signature is fluid and cursive, written over a faint, light-colored background that looks like a watermark or a very light stamp.

Julian A. Gold, M.D.
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, Senator, 24th District
The Honorable Rick Zbur, Assemblymember, 51st District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange