

# City of Alhambra

## PRESS RELEASE

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May 24, 2023

### Alhambra City Council Approves Tenant Protection Ordinances

**Alhambra, CA** — On May 22, 2023, the Alhambra City Council approved “Tenant Protection Ordinances.” Both an urgency Ordinance and the first reading of a non-urgency Ordinance imposing a temporary moratorium on no fault, substantial remodel evictions for certain residential tenancies in Alhambra were approved. The Ordinances passed with a 5-0 vote to approve after robust public comment and discussion from Alhambra property owners and tenants.

The Ordinances, which expire on December 31, 2023, prevent landlords from evicting tenants for the purposes of remodeling under certain circumstances. At the May 8<sup>th</sup> meeting of the City Council, some long-time Alhambra renters reported their landlords are threatening to evict them now that the Los Angeles County eviction moratorium has expired and for the purposes of a “substantial remodel” to raise rents.

The California Tenant Protection Act of 2019 (AB 1482) was established to cap rent increases at 5% plus inflation or 10%, whichever is lower. AB 1482 prohibits evictions without “just cause;” however, AB 1482 also contains exceptions including evicting for substantial remodeling purposes.

The temporary moratorium in Alhambra gives the City Council time to research additional considerations to strengthen renter protections.

This temporary moratorium on substantial remodel evictions does not apply to:

- Any residential property or tenants that are exempt from the California Tenant Protection Act of 2019 (AB 1482).
- Evictions other than those due to substantial remodel, unless the work is necessary to either bring the property into compliance with applicable codes and laws affecting health and safety of tenants of the building, or under outstanding notice of code violation(s) affecting the health and safety of tenants of the building.

The Council materials and audio/video recording of the meeting can be found at [www.cityofalhambra.org/AgendaCenter](http://www.cityofalhambra.org/AgendaCenter)

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