



## CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Lester J. Friedman, Mayor

February 22, 2021

The Honorable David Chiu  
California State Assembly, 17th District  
State Capitol, Room 4112  
Sacramento, CA 95814

Re: AB 15 (Chiu) - COVID-19 Relief: Tenancy: Tenant Stabilization Act of 2021  
City of Beverly Hills – Support

Dear Assemblymember Chiu,

On behalf of the City of Beverly Hills, I am pleased to write to you in SUPPORT of your AB 15, which would extend the tenant protections afforded under AB 3088 (Chiu, 2020) through December 31, 2021. Under AB 15, in order to avoid eviction, renters with COVID-19 hardships would need to pay 25 percent of the rent owed between September 1, 2020, and December 31, 2021. If tenants are able to pay at least 25 percent by December 31, 2021, any remaining amounts owed to the landlord would be converted to civil debt and could not be used as the basis of an eviction. Landlords will have the ability to file a lawsuit in small claims court to recover rent owed from tenants starting January 1, 2022. If a tenant could not pay 25 percent of the rent owed between September 2020 and December 2021 by December 31, 2021, they could face eviction starting January 1, 2022.

Last year, the Governor signed AB 3088 (Ch. 37, Stats. 2020) to extend protection to renters affected by COVID-19 who were at risk of eviction for failure to pay rent. The bill included a moratorium on evictions of such tenants until January 31, 2021, imposed penalties on landlords who interrupt or terminate utilities to induce the termination of a tenancy of an affected tenant until February 1, 2021, and established certain procedural requirements regarding foreclosures until January 1, 2023 on properties of four or fewer units if an affected tenant occupies the property, among other things.

If the provisions of AB 3088 expire, even as COVID-19 continues to surge, a near-certain wave of evictions will follow, causing enormous harm to those evicted, to neighborhoods, and to local governments. Therefore, it is crucial to extend the provisions of AB 3088 as one measure to reduce the damage from the pandemic.

AB 15 will prevent unnecessary evictions in the wake of COVID-19 pandemic by giving tenants and landlords a path to address unpaid rent while keeping tenants housed and provide a path for transitioning out of the COVID-19 emergency in a way that balances renter protections and the ability of landlords to recover what is owed to them. For these reasons, the City of Beverly Hills SUPPORTS your AB 15. Thank you for authoring this important measure.

Sincerely,

A handwritten signature in black ink, appearing to read "Lester J. Friedman", with a long horizontal flourish extending to the right.

Lester J. Friedman  
Mayor, City of Beverly Hills

cc: Members and Consultants, Assembly Committee on Housing and Community Development  
The Honorable Ben Allen, 26th Senate District  
The Honorable Richard Bloom, 50th Assembly District  
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange