AB 1482 – Round Table Discussion of New Tenant Protection Statute Held as its Jan. 1 Effective Date approaches

Santa Clara, CA — November 26, 2019 — On November 22, 2019, Project Sentinel hosted a round table discussion on the rent cap and just cause eviction laws that will take effect statewide in California on January 1, 2020 as a result of the passage of AB 1482, The Tenant Protection Act of 2019. The event was held at the Redwood City Library. The Community Room was crowded with staff from many local jurisdictions, along with representatives from housing providers and tenant advocacy groups and other community members. The round table discussion was conducted by panelists who have been addressing issues raised by the new statute; Alex Kobayashi, District Rep. for Sen. Jerry Hill, Ruth Ferguson, Field Rep. for Assemb. Marc Berman, Alex Khojikian, Deputy City Manager for Redwood City, and Christina Morales, Housing Division Manager for City of Hayward.

This landmark legislation has created rent cap and just cause regulation for a large number of California tenants. Project Sentinel, leveraging its experience counseling the community on landlord-tenant issues and administering several rental housing dispute resolution programs, organized this discussion event to help prepare local cities’ staff for the impact of this legislation ahead of the approaching January 1 effective date. The discussion included an overview of the law and answers from panel members concerning how the law works and its implications.
While many questions were answered, the participants agreed there are still many unknowns concerning enforcement, interpretation and public education. Project Sentinel hopes to hold another similar event in 2020 after the law has been in effect for a few months. To learn more about AB 1482 and other housing laws slated to take effect in 2020, please visit www.housing.org.

About Project Sentinel

Project Sentinel, Inc. is a California nonprofit. The organization’s primary function is to assist individuals with housing problems such as discrimination, mortgage foreclosure & delinquency, rental issues including repairs, deposits, privacy, dispute resolution, home buyer education, post purchase education and reverse mortgages.

Project Sentinel was founded in 1971 by a group of leaders from the corporate, educational and labor communities, as well as community fair housing advocates. The agency has grown steadily since it was founded. It is now the largest such agency in Northern California serving an overall population of 3.5 million. Project Sentinel has been a HUD-Approved Housing Counseling Agency since 1998.

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For more information, press only:

Emily Hislop
408-470-3736
ehislop@housing.org

For more information on Project Sentinel:

www.housing.org
www.facebook.com/projectsentinel