



City of Long Beach
Working Together to Serve

Memorandum

Date: April 4, 2019
To: Mayor and Members of the City Council
From: Patrick H. West, City Manager *T.M.*
Subject: **Official Tenant Assistance Motion**

At its meeting on April 2, 2019, the City Council provided direction on a tenant assistance Ordinance that would return to the City Council for consideration. Attached is the official motion on agenda item R-19 capturing all the items that were voted on by the City Council.

If you have any questions regarding this matter, please call Tom Modica, at (562) 570-5091.

ATTACHMENT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
TOM MODICA, ASSISTANT CITY MANAGER
KEVIN JACKSON, DEPUTY CITY MANAGER
REBECCA GARNER, ADMINISTRATIVE DEPUTY TO THE CITY MANAGER
RICHARD F. ANTHONY, DEPUTY CITY ATTORNEY
LINDA TATUM, DIRECTOR OF DEVELOPMENT SERVICES
MONIQUE DE LA GARZA, CITY CLERK (REF. FILE #19-0262)

Adopted Motion on Item 19, April 2, 2019

Adopt staff's recommendations with the following changes and/or additions:

1. Rather than staff's proposal, tenant relocation benefits shall be equal to two months of the respective payment standard by number of bedrooms averaged across all Long Beach zip codes in the Payment Standards / Small Area Fair Market Rents published by the Housing Authority of the City of Long Beach, provided that in no case shall relocation benefits payable to a tenant exceed \$4,500. Such relocation benefit amounts are currently as follows:

Studio	\$2,706
1 Bedroom	\$3,235
2 Bedroom	\$4,185
3+ Bedroom	\$4,500

2. Remove the income requirements and pay relocation benefits to any otherwise qualified tenant regardless of income.

3. Add an additional relocation benefit program for seniors and/or disabled in the amount of \$2,000 to be distributed from a City fund. Staff are directed to identify (i) a mechanism for implementation and administration of the program, (ii) costs of implementation and administration of the program, and (iii) potential sources of funding for the program.

4. Require landlords to inform tenants of (i) methods to improve their credit score through reporting of timely payment of rent, and (ii) the availability of rental insurance.

5. Add to and amend the events triggering payment of a relocation benefit as proposed by staff so that such trigger events, in their entirety, are as follows:

A. Tenant receives a notice(s) of rent increase(s) totaling ten percent (10%) or more in any 12-month period.

B. Tenant receives a notice to vacate due to landlord rehabilitating tenant's unit.

C. Tenant is in good standing and receives a notice to vacate. A tenant in good standing is one that has lived in a unit for more than one year and thereafter receives a notice to vacate and has not during its tenancy:

1. Defaulted in the payment of rent.
2. Failed to perform any provisions of the lease.
3. Materially damaged the unit.

4. Substantially interfered with other tenants at the property.
 5. Committed domestic violence or sexual assault against, or stalked another tenant in the unit and the victim has terminated its tenancy.
 6. Used the unit for an unlawful purpose.
 7. Unlawfully used or dealt drugs.
 8. Using the premises to conduct dogfighting or cockfighting.
 9. Unlawfully used of weapons or ammunition.
6. Landlords will be exempt from payment of relocation benefits if any of the following apply:
- A. Landlord owns only one building of 4-units in the City of Long Beach.
 - B. Landlord occupies a unit as landlord's primary residence in the same building as tenant.
 - C. Landlord issues a notice to vacate so in order for an immediate family member of Landlord to occupy the vacated unit.
7. Require staff to bring the entire tenant relocation assistance program back before the City Council within three years after adoption of an ordinance for reconsideration by the Council.
8. Direct staff to research the following:
- A. Research the applicability of VA loans for 4-unit properties and whether this policy will have an impact on the market.
 - B. Research how a tenant could re-earn the status of "good standing" if a tenant has violated any provision during its tenancy.
 - C. Research the issue of exemption of relocation benefits if a landlord provides at least 6-month notice to vacate.
 - D. Confirm that the tenant relocation assistance program does not violate the Costa-Hawkins Act or any other provision of applicable law.