

OFFICE OF THE CITY ATTORNEY  
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ORDINANCE NO. ORD-09-0010

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH AMENDING THE LONG BEACH  
MUNICIPAL CODE BY AMENDING CHAPTER 21.60,  
DIVISIONS I THROUGH III, RELATING TO RELOCATION  
ASSISTANCE

The City Council of the City of Long Beach ordains as follows:

Section 1. Divisions I through III of Chapter 21.60 of the Long Beach  
Municipal Code are amended to read as follows:

Chapter 21.60

RELOCATION ASSISTANCE FOR HOUSEHOLDS DISPLACED  
DUE TO DEMOLITION OR CONDOMINIUM CONVERSION ACTIVITY,  
AND MEETING THE HOUSING NEEDS OF PERSONS OF VERY LOW  
AND LOW INCOME HOUSEHOLDS

Division I. Purpose, Definitions and Applicability.

21.60.110 Purpose.

The purpose and intent of this Chapter is to mitigate problems  
caused by displacement of very low and low income households, and to  
provide relocation assistance to very low or low income households  
displaced due to demolition or condominium conversion.

21.60.120 Definitions.

In addition to the definitions set forth in Chapter 21.15, the following  
definitions shall apply to this Chapter 21.60.

1           A. "Affordable unit" means a unit with housing costs that do not  
2 exceed:

3                   1. Thirty percent (30%) of household income of a low income  
4 or very low income household for rental units; or

5                   2. Thirty percent (30%) of household income of a low income  
6 or very low income household for-sale units.

7           B. "Disabled person" means any head of household who meets the  
8 definition in Section 12926 (I) or (K) of the California Government Code, or  
9 any successor section or sections thereto.

10           C. "Housing cost" means the monthly rent for rental units or  
11 mortgage payments for-sale units.

12           D. "HUD" means the United States Department of Housing and  
13 Urban Development or its successors.

14           E. "Income eligibility" means the gross annual household income  
15 anticipated for the next twelve (12) month period received by the family  
16 head, spouse and each additional person eighteen (18) years of age or  
17 older who will be residing in the household, regardless of source and  
18 including all net income derived from assets.

19           F. "In-lieu fee" means a fee paid to the City Housing Development  
20 Fund by developers subject to this Chapter in lieu of providing affordable  
21 units required by this Chapter.

22           G. "Low income household" means a household who qualifies as  
23 "lower income" pursuant to Health and Safety Code Section 50079.5, or  
24 any successor statute thereto.

25           H. "Market rate unit" means a dwelling unit which is not subject to  
26 ownership or rental limitations under this Chapter.

27           I. "Off-site construction" means erection of very low or low income  
28 housing units on land within the City of Long Beach other than a project

1 site for which affordable units will be provided pursuant to Division IV or  
2 Division VI.

3 J. "Project" means a residential development, subdivision or similar  
4 proposal for which City permits or approvals are sought.

5 K. "Senior citizen" means any head of household who is sixty-two  
6 (62) years or older on the date of the notice of intent to offer a unit for sale  
7 pursuant to Section 20.32.050 of this Code.

8 L. "Tenant household" shall mean one or more individuals who: (1)  
9 have a landlord-tenant relationship with the property owner/converter, by  
10 renting or leasing a rental unit to be converted; and (2) can demonstrate a  
11 landlord-tenant relationship by providing copies of leases, cancelled rent  
12 checks, rent receipts, utility bills, phone bills, or any other evidence of  
13 renting or leasing the premises as determined by the Housing Services  
14 Bureau.

15 M. "Very low income household" means a household who qualifies  
16 as "very low income" pursuant to Health and Safety Code Section 50105,  
17 or any successor statute thereto.

18 21.60.130 Applicability of this Chapter.

19 This Chapter applies to all areas of the City of Long Beach  
20 including the coastal zone, except for Divisions IV and VI which apply,  
21 when operative, to all areas of the City except for the coastal zone.

22 Division II. Administration and Determinations.

23 21.60.210 Administration.

24 A. The administration of the tenant relocation program and the  
25 provisions of Division IV and, when and if operative, Division VI is  
26 delegated to the Housing Services Bureau of the Department of  
27 Community Development. The Bureau shall adopt appropriate guidelines  
28 for program administration consistent with the intent of this Chapter. The

1 Bureau may charge applicants, developers, and owners for the  
2 administration of this program as reasonably necessary to recover the full  
3 costs of such administration. Applicants, developers and owners will be  
4 charged for all direct costs incurred on their behalf along with other costs  
5 of administration.

6 B. A schedule of hourly and other administrative fees shall be  
7 adopted by resolution of the City Council of the City of Long Beach,  
8 reviewed annually, and adjusted during the City's annual budget process.

9 C. Determinations.

10 1. It shall be the responsibility of the Housing Services  
11 Bureau to determine if housing units to be demolished or converted to  
12 condominiums are occupied by very low or low income households.

13 2. Determinations made by the Housing Services Bureau  
14 shall be attached by the applicant to the building demolition permit  
15 application or condominium conversion application, and shall become a  
16 public record in all proceedings and hearings related to that application.  
17 The Bureau shall verify the rent value history and insure that there have  
18 been no price or other changes made for the purpose of circumventing  
19 these regulations.

20 Division III. Relocation Assistance

21 21.60.310 Relocation benefits to be provided.

22 A. Notification of intended displacement.

23 1. Unless otherwise provided in this Chapter, very low or  
24 low income households shall not be displaced from housing due to  
25 demolition or condominium conversion as provided in this Chapter unless  
26 first given prior written notice of the intended displacement, on a form  
27 provided or approved by the Housing Services Bureau, at least eighteen  
28 (18) months prior to the intended date of displacement. Said notice shall

1 include, but not be limited to, an advisement as to the availability of  
2 relocation benefits as prescribed by this Chapter.

3 2. A household otherwise eligible for eighteen (18) month  
4 notification hereunder may voluntarily waive such notification provided  
5 that:

6 a. The waiver shall be in clear and legible writing in a  
7 language the tenant understands;

8 b. The waiver shall clearly set forth the amount of  
9 written notice the tenant household shall receive before vacating the unit  
10 (a thirty (30) day minimum notice is required) together with an agreed  
11 upon move-out date if there is one; and

12 c. The tenant household shall receive the full  
13 relocation amount required by this Chapter at a date sooner than would  
14 have been typically required by this Chapter. The owner shall pay the full  
15 relocation amount directly to the tenant household, with proof of said  
16 payment to the Housing Services Bureau, in the form of a certified check,  
17 cashier's check, or money order. Any person executing a waiver pursuant  
18 to this Section may rescind said waiver in writing, within seventy-two (72)  
19 hours of its execution, for any reason whatsoever. Upon a timely  
20 rescission, the waiver shall be of no further effect. Notification of  
21 rescission need only be given by the tenant household once.

22 d. The office of the City Attorney approves the waiver  
23 as to both form and content.

24 3. A household occupying a unit to which notification of  
25 displacement has been previously given, or for which a waiver was filed by  
26 another household, shall not be entitled to additional notification if, but  
27 only if, it is given a true, accurate and legible copy of the previously given  
28 notice or waiver prior to the time of its entry into a rental agreement for the

1 unit or, if no such agreement is signed, prior to taking occupancy.  
2 Notification need only be given once, and any rescission shall not result in  
3 commencement of a new eighteen (18) month notice period.

4 4. Notwithstanding any other provision of this Subsection  
5 21.60.310.A, very low or low income households displaced by the  
6 following classes of project need only be given prior written notice of the  
7 intended displacement at least ninety (90) days prior to the intended date  
8 of displacement for the following types of projects:

9 a. A project consisting of the demolition of a unit or  
10 units the purpose of which is to construct a single family residence; or

11 b. A project consisting of the demolition of less than  
12 twenty (20) existing dwelling units for the purpose of constructing a non-  
13 residential project; or

14 c. Any project providing at least ten percent (10%) of  
15 its units affordable to low income households or five percent (5%) of its  
16 units affordable to very low income households pursuant to the provisions  
17 of this Division IV.

18 B. Monetary Assistance.

19 1. Very low and low income households displaced due to  
20 demolition or condominium conversion as provided in this Chapter shall be  
21 entitled to three thousand nine hundred and forty-one dollars (\$3,941.00)  
22 in relocation costs.

23 2. Very low and low income households with a disabled  
24 member displaced under this Chapter shall be entitled to be reimbursed  
25 for structural modifications that the tenant household previously made to  
26 the dwelling unit up to a maximum value of an additional two thousand five  
27 hundred dollars (\$2,500.00). Proof of structural modifications shall be  
28 made to the satisfaction of the Housing Services Bureau.

1                   3. In addition to the payments set forth above, qualified low  
2 and very low income senior citizens or low and very low income  
3 households with a disabled member as defined in this Chapter shall be  
4 entitled to an additional payment of two thousand dollars (\$2,000.00).  
5 Said payment shall be made by the City from available Tax Increment Set  
6 Aside Funds as such funds are described in the California Redevelopment  
7 Law (Health and Safety Code Section 33000 et. seq.) if the Housing  
8 Services Bureau determines that the use of the Tax Increment Set Aside  
9 Funds complies with the California Redevelopment Law. In the event that  
10 the criteria is met for the payment described in this Subsection, said  
11 payment shall be made directly to the prospective new landlord or agent  
12 for the purpose of paying either the head of households first or last months  
13 rent, security deposit, or any combination thereof.

14                   4. The Housing Services Bureau of the Department of  
15 Community Development shall increase these amounts on a percentage  
16 basis as determined by the change in the consumer price index between  
17 January 1, 2009, and January 1 of the year in which the application for  
18 demolition, or a condominium conversion final tract map, is filed with the  
19 City.

20 21.60.320 Provision of relocation benefits.

21                   Applicants for demolition permits of two (2) or more residential units  
22 and for condominium conversion of two (2) or more residential units shall  
23 be responsible for providing relocation assistance to very low and low  
24 income households which are permanently displaced under one of the  
25 following circumstances:

26                   A. The demolition permit will result in the loss of a unit which is  
27 occupied by a very low or low income household, and will result in the  
28 displacement of such a household which has been a tenant for at least

1 ninety (90) days prior to the application for demolition.

2 B. The tract map is for the conversion to condominium units of  
3 apartment units which are occupied by very low or low income  
4 households, and will result in the displacement of such households which  
5 were tenant households at the time of approval of the tentative tract map,  
6 or who rented a unit in such a project after the first notice of intention to  
7 convert was given without being notified of the intended conversion and  
8 who continued to rent or lease at the time as specified in the notice given  
9 to tenants ten (10) days prior to approval of the final tract map as required  
10 by Subsection 20.32.040.F of this Code.

11 21.60.330 When benefits inapplicable.

12 Relocation benefits are not required to be paid or given when the  
13 applicant provides evidence to the satisfaction of the Housing Services  
14 Bureau that the tenant household: 1) moved voluntarily (which shall not  
15 include the situation where the landlord/owner has served the tenant with  
16 a thirty (30) or sixty (60) day notice to quit or vacate), 2) that the unit has  
17 been continuously vacant for at least six (6) months prior to the  
18 application, 3) that the unit has been occupied by a household which is not  
19 very low or low income for at least six (6) months prior to the application,  
20 4) that the unit has never been occupied prior to the application, or 5) that  
21 the application involves the demolition of no more than one (1) single  
22 family dwelling unit. No owner or the agent of an owner shall evict a  
23 tenant in order to avoid the provisions of this Chapter.

24 21.60.340 Payments and distribution of relocation benefits.

25 A. The relocation benefits required by this Chapter shall be paid by  
26 the owner or designated agent directly to the tenant household in the form  
27 of a certified check, cashier's check, or money order after the issuance of  
28 the one hundred eighty (180) day notice. Upon proof of new tenancy



1 (e.g., a letter from a prospective landlord or a signed lease), and thirty (30)  
2 days before the tenant household plans to move, the converter or its  
3 designated agent shall pay relocation benefits in the amount of the first  
4 month's rent and security deposit (not to exceed the total amount of the  
5 relocation benefits due) directly to the tenant's new landlord or their  
6 designated agent. The tenant household shall receive the balance of  
7 relocation benefits due, if any, at the time the tenant household vacates  
8 the unit. Proof of all payments shall be made to the Housing Services  
9 Bureau.

10 B. In the event there is a certified Court Order in existence at the  
11 time tenant relocation benefits are due and payable directing the tenant  
12 household to pay back rent or other related costs to the converter, the  
13 converter may deduct the amount of rent or costs owed in the certified  
14 Court Order from the relocation benefits due if the converter first provides  
15 a copy of the certified Court Order to the Housing Services Bureau and  
16 obtains written approval to deduct this amount.

17 C. The Applicant may not receive approval of its Final Map or  
18 demolition permit if relocation benefits have not been paid in full to all  
19 tenant households as set forth in Subsection 21.60.340.A.

20 D. In cases where the landlord has prematurely paid the eligible  
21 tenant or tenants all of the relocation benefit due, the landlord shall be  
22 exempt from paying further amounts provided that the landlord must first  
23 provide documentary evidence that such funds were paid to the tenant  
24 pursuant to the terms of a waiver as set forth in Section 21.60.310.

25 E. Owners shall not evict tenant households to avoid their  
26 responsibility to pay relocation benefits required to be paid pursuant to this  
27 Chapter. Qualified tenant households receiving thirty (30) or sixty (60) day  
28 notices to terminate or quit the premises after approval of the Tentative

1 Map shall be presumed eligible and entitled to collect relocation  
2 assistance pursuant to this Chapter.

3 21.60.350 Appeals.

4 Any property owner or tenant household may contest a decision by  
5 the Housing Services Bureau regarding eligibility, relocation payment  
6 amounts, or any other determination or claim made pursuant to this  
7 Chapter. A party desiring to appeal shall file a written "Notice of Appeal"  
8 with the Director of Community Development, or designee within twenty  
9 (20) days of the decision, determination or claim. The Director or  
10 designee shall hold a hearing within fourteen (14) days of receiving the  
11 Notice of Appeal. Within ten (10) days of the appeal hearing the Director  
12 shall issue his/her determination in writing. All notices from the Director  
13 relative to the appeal shall be sent to both the property owner and all  
14 tenant households affected by the appeal. The determination of the  
15 Director or designee shall be final and conclusive.

16 21.60.360 Private right of action.

17 Tenant households subject to displacement shall have standing as  
18 third party beneficiaries to file an action against an owner for injunctive  
19 relief and/or actual damages for failure of the owner to comply with the  
20 provisions of this Chapter. Nothing herein shall be deemed to interfere  
21 with the right of the owner to file an action against a tenant or non-tenant  
22 third party for any damage that may have been done to the owner's  
23 property. Nothing herein is intended to limit the damages recoverable by  
24 any party through a private third party action.

25 21.60.370 Application to heirs.

26 The provisions of this Chapter shall apply to all property owners  
27 and their heirs, assigns and successors in interest.

28 21.60.380 Relationship to other laws.

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Nothing in this Chapter is intended to prevent displaced households from securing any relocation assistance and/or benefits to which they may be entitled under any other local, state or federal law.

21.60.390 Severability.

If any provision of this Chapter is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this Chapter shall not be invalidated.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of April 21, 2009, by the following vote:

Ayes: Councilmembers: S. Lowenthal, Schipske, Andrews,  
Reyes Uranga, Gabelich, Lerch.

Noes: Councilmembers: DeLong, O'Donnell.

Absent: Councilmembers: None.

[Signature]  
City Clerk

Approved: 4/24/09  
(Date)

[Signature]  
Mayor