



California Apartment Association
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July 23, 2019

Honorable Mayor Garcia & City Council
City of Long Beach
333 West Ocean Boulevard - 14th Floor
Long Beach, California 90802

RE: Item #10 19-0722 Tenant Relocation Ordinance Modifications

Dear Honorable Mayor and City Council:

On behalf of the California Apartment Association, we applaud the Mayor and City Council for continued review of the recently approved Tenant Relocation Ordinance. Housing providers have a deep commitment to upholding the highest standards in rental housing as well as a commitment to creating homes for all in the City of Long Beach. Our organization is in the process of educating our members of the new guidelines in anticipation of the ordinance's effective date. We support the continued deliberation and perfection of a policy of this magnitude.

We urge the council to reconsider recommended change Item 1., Advanced Payment of Relocation Benefits. Although well intentioned, full payment of relocation prior to move out is problematic. It creates situations where a housing provider may put forth payments only to have an individual renege on their obligation to vacate. Creating conditions for this potential scenario is unnecessary and complicates a straightforward process. No resident in Long Beach is expected to pay contractors or services in full prior to completion of an agreement or service. Housing providers should not be placed in a position where they would need to seek both the unit and relocation expenses already paid. In cases where the possession of the unit is not returned to the housing provider, it is hardly guaranteed the payments will be reclaimed through legal procedures. The current process makes sense and serves as an additional incentive to follow the law. Why would we want to remove this practical and common-sense incentive?

A simple solution to this problem, should the City deem total advanced payment necessary, would be creating a small no interest loan program to bridge the current five-day second payment mandate. This gives the tenant total relocation expenses up front while ensuring the housing provider is not left on the hook should an individual act unscrupulously. Alternatively, 100% of the funds could be placed in an escrow account to be delivered immediately upon delivery of the unit.

Community members have received the service of housing for their rent payment. The ordinance does not mandate relocation expenses are used explicitly for moving expenses or obtaining a new unit. These payments are of discretionary use. Given there are no income requirements to these payments, a prior and post move out payment is warranted. We urge the City to reconsider suggested amendment 1. Thank you for your continued consideration of a fair ordinance.

Sincerely,

California Apartment Association