



Legislation Text

File #: 08-0711, **Version:** 1

Recommendation to declare ordinance amending the Long Beach Municipal Code by amending Chapter 21.60, relating to relocation assistance for households displaced due to demolition or condominium conversion, read the first time and laid over to the next regular meeting of the City Council for final reading; and

On July 24, 2007, the City Council requested that the Planning Commission undertake a review of the City's ordinance and procedures related to the relocation of persons due to the conversion of apartment units to condominiums or demolition. Among other things, the Planning Commission held a public hearing on October 13, 2007, to receive the public's input on this topic. As a result of the public hearing and other information received by Planning staff and the Commission, the Planning Commission submitted a report to the City Council at the Council's meeting of December 11, 2007. At the conclusion of the December 11, 2007, City Council meeting, the Council voted to request the City Attorney to prepare amendments to Chapter 21.60 of the Municipal Code to provide better protections to households who might be displaced due to the conversion of apartment buildings to condominiums or demolition.

Pursuant to the direction of the City Council, staff and the City Attorney's office met with various stakeholders including the Legal Aid Foundation of Los Angeles to craft ordinance amendments that would reflect the direction given by the City Council at its meeting of December 11, 2007.

Among other things, the proposed amendments to Chapter 21.60 include:

- A clearer and more accurate definition of terms;
- Stricter "waiver" provisions that require payment of the full relocation amount directly to the tenant household and the ability of the tenant household to rescind the "waiver" within seventy-two (72) hours of its execution, together with a requirement that the City Attorney review all waivers for compliance;
- A requirement that very low and low income households displaced due to conversion or demolition receive \$3,945.00 in relocation benefits from the property owner;
- A requirement that very low and low income displaced individuals suffering from disabilities be reimbursed up to the amount of \$2,500.00 for structural improvements made to the unit to accommodate the disability;
- A requirement that low and very low income senior citizens and disabled persons who are displaced receive an additional payment of \$2,000.00 from available Tax Increment Set Aside Funds;
- A requirement that relocation payment amounts be adjusted annually based upon changes to the Consumer Price Index;

- A requirement that Final Map or demolition approval will not be given until appropriate relocation benefits have been paid;
- A requirement that the property owner assist the displaced household with relocation by providing current lists of vacant and available rental units in the City every two weeks until such time as the household vacates the property;
- A provision that provides tenant households with a "private right of action" that would permit the tenant to bring a legal action directly against the property owner for a failure to abide by the provisions of Chapter 21.60.

None.

None.

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