



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: July 24, 2017

FROM: CITY ATTORNEY

SUBJECT:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 9, CHAPTER 9.75 (TENANT PROTECTION) OF THE PASADENA MUNICIPAL CODE CLARIFYING THE CONDITIONS UNDER WHICH TENANTS ARE ELIGIBLE TO RECEIVE RELOCATION ALLOWANCE AND MOVING EXPENSE ALLOWANCE AND UPDATING THE ORDINANCE.

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 9, CHAPTER 9.75 (TENANT PROTECTION) OF THE PASADENA MUNICIPAL CODE CLARIFYING THE CONDITIONS UNDER WHICH TENANTS ARE ELIGIBLE TO RECEIVE RELOCATION ALLOWANCE AND MOVING EXPENSE ALLOWANCE AND UPDATING THE ORDINANCE.

PURPOSE OF ORDINANCE

On April 3, 2017, the City Council directed the City Attorney's Office to prepare this Ordinance at the request of the Housing and Career Services Department. This proposed Ordinance clarifies that income qualified tenants are eligible to relocation allowance and moving expense allowance when termination of tenancy results from a landlord's removal of rental units from the rental market provided the tenant is in good standing. The language exempting termination of tenancies "pursuant to state law" has been removed. If the unit is being removed from the market for the purpose of moving a family member or the landlord into the unit, the relocation allowance and moving expense allowance are halved. The obligations of educational institutions to pay relocation allowance and moving expense allowance is clarified. Tenant responsibilities to provide financial eligibility information is also clarified. "Tenant in good standing" and landlord's "family member" are defined.

08/21/2017

MEETING OF ~~7/24/2017~~

AGENDA ITEM NO. 23

REASON WHY LEGISLATION IS NEEDED

The Tenant Protection Ordinance, adopted in 2004, was identified as in need of strengthening in the 2014-2021, Housing Element of the City's General Plan. The necessary changes updating and clarifying the Ordinance are intended to strengthen the Ordinance as directed by the City Council. Adoption of this Ordinance is necessary to carry out the Council's direction.

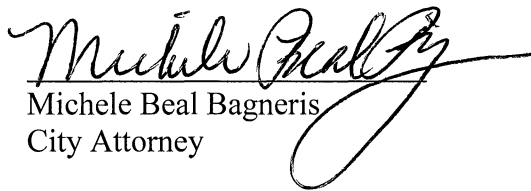
PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Housing and Career Services Department anticipates an increase in the number of tenants eligible for relocation and moving expense allowance. Some additional expenses will be born by those landlords permanently removing rental units from the market.


FISCAL IMPACT

No direct fiscal impact on the City's General Fund is anticipated.


Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


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Concurrence:


Steve Mermell
City Manager