

# Agenda Report

**TO:** CITY COUNCIL                      **DATE:** JANUARY 30, 2006  
**FROM:** CITY MANAGER  
**SUBJECT:** AMENDMENTS TO PASADENA MUNICIPAL CODE (PMC) 16.46  
"STANDARDS FOR CONVERSION PROJECTS"

## RECOMMENDATION

It is recommended that City Council direct the City Attorney to amend the Pasadena Municipal Code (PMC) Standards for Conversion Projects - Relocation Allowance for Displaced Tenants (PMC 16.46.050) as follows:

Families whose income level is above 140% of the area median income and who are required to relocate as a result of a condominium conversion project will receive a relocation allowance that is adjusted annually based on the Consumer Price Index (CPI) for Los Angeles-Long Beach.

## BACKGROUND

Effective November 1, 2004, the City Council adopted certain amendments to the Pasadena Municipal Code Title 16 "Standards for Conversion Projects" (PMC 16.46) and Chapter 9.75 "Tenant Protections." These amendments were implemented to provide existing tenants in good standing with increased tenant protections and assistance to locate suitable, affordable, replacement housing.

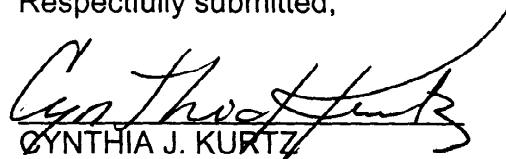
Recently, it was determined that there is ambiguity in the language of PMC 16.46.050 "Relocation Allowances for Displaced Tenants." The ambiguity exists because Section A of 16.46.050 does not clearly stipulate how the relocation allowance shall be calculated for households over 140% of the area median income. The recommended modifications to the language shall explicitly state the benefits families are entitled to receive and what adjustments are appropriate, (i.e., annual adjustment) as stated below:

Households above 140% of area median income are entitled to receive from the sub-divider a relocation allowance of \$1,583 per dwelling unit. This amount will be adjusted annually in accordance with the Consumer Price Index (CPI) for Los Angeles-Long Beach counties.

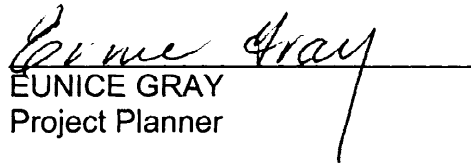
**FISCAL IMPACT**

There is no impact to the General Fund. The modification will clarify the financial responsibility of developers, sub-dividers and owners when displacing residential tenants for conversion of rental units to condominiums.

Respectfully submitted,

  
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