

Date: October 20, 2021

To: Thomas B. Modica, City Manager



From: Oscar W. Orci, Director of Development Services



For: Mayor and Members of the City Council

Subject: **Substantial Remodel Eviction Update**

On July 6, 2021, the City Council directed the City Attorney to draft an emergency ordinance placing a moratorium on substantial remodel evictions until such time as the City has reviewed and taken action on the Renovation Administration Program (RAP). On July 13, 2021, the City Council adopted an urgency ordinance establishing the moratorium through December 31, 2021. In both actions, the City Council asked staff to return with a report regarding interim measures to assist those facing eviction. On August 24, 2021, a memorandum on the [Initial Report-back Regarding Substantive Remodel Evictions](#) was issued providing information regarding past, current, and future tenant assistance programs as well as a preview of RAP efforts. This memorandum provides an additional update regarding ongoing RAP efforts.

On January 16, 2018, the City Council directed the City Manager to present research and findings on potential policies to support tenants, protections for seniors, rental assistance programs, and support for renters to move into homeownership. The Department of Development Services (Department) undertook a full-year review of landlord and tenant policies including a very robust public outreach process encompassing large and small landlords, tenants, and tenant representatives, as well as the general public. The Department built upon the 2018-2019 study by providing those who previously participated with updated information and surveyed their opinions regarding a RAP program. Additionally, the City has conducted online meetings and surveys during the past few months to obtain additional input from landlords, tenants, and the general public, including those groups specifically identified by the City Council in their adopted motion and communications with the Department.

Staff completed the outreach efforts and are currently compiling and analyzing the information gathered. Staff are preparing responses and recommendations, which will be brought back to the City Council before December 31, 2021. Staff will provide additional options to the City Council that have been presented to stakeholders. Options include: creating an affirmative requirement for landlords to show that a resident cannot be relocated to another unit or be temporarily housed in a hotel prior to issuing a substantial remodel eviction; increasing the amount of mandated relocation assistance to limit unnecessary substantial remodel evictions and providing better compensation to those tenants who are evicted; increasing the notice requirements prior to non-renewal or evictions; instituting mandatory reporting of all evictions to the City prior to notice to the tenant; as well as considering civil penalties for violations of the ordinance.

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If you have any questions, please contact Christopher Koontz, Deputy Director of Development Services, at (562) 570-6288.

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