

Tenant and Housing Advocates and Property Owner Stakeholder Meetings Summary of Key Takeaways

Tenant Representatives and Housing Advocates – Meeting held Aug. 25, 2021

- Would like to remove incentives that prompt some property owners to use “substantial remodel” as a means for eviction.
- Concerned that tenants won’t say anything about units in poor repair, so they don’t get evicted.
- Solutions should focus on people rather than buildings (people first).
- Current relocation payment is not enough for families; the relocation should consider moving costs, the number of people in the current unit, temporary housing, first month and last month rent requirement.
- Can’t rely on landlords and “hope” they follow rules; would like City to serve as a “referee” between tenants and landlords.
- Concerned that tenants are not connected to understanding of their rights and rely on advocacy groups to advocate for them.
- Prefer adoption of a Tenant Habitability Program.
- Would like the City to oversee substantial renovation remodels and require property owners to outline and submit a plan to the City prior to start of construction that outlines: impacts of construction, construction schedule, relocation justification.
- Need definition of what a substantial remodel is and would like City to establish habitability standards (who enforces, etc). Would also like “necessary repairs” to be defined (what is included? What is duration?).
- If relocated, tenants should be able to stay in same community so that tenants aren’t “pushed out” of their neighborhoods. Desire safe healthy spaces where tenants can stay where they are. Whether tenants are temporarily or permanently relocated; find ways to keep them in same community.

Property Owners and Managers – Meeting held Aug. 26, 2021

- Would like to see quantitative data to understand more about the specifics of the Just Cause Ordinance (how many are non-compliant or how many unnecessary evictions have occurred)

as a result in the current wording of the ordinance) to contextualize premise around the problem better. Would like to have more information on who is at risk and specific examples of where this has been an issue. Would like this information before providing recommendations or feedback on the solutions the City is proposing related to changing the existing ordinance.

- If data is proven (from landlord perspective) penalize landlords that are not complying versus all property owners. Existing laws in place regulate this issue already.
- If the issues are being created by a few property owners that are not complying with the City's Just-Cause Ordinance, then those property owners should be addressed on a case-by-case basis rather than creating a change to the ordinance that affects properties citywide.
- Would like term "substantial remodel" to be more clearly defined.
- AB 1482 (California Tenant Protection Act of 2019) already in place to ensure people are not being displaced for things such as carpet replacement.
- Suggest it would be helpful to track additional information such as how many substantial remodels have occurred with evictions, availability of current rental housing stock and those properties in need of an update for council to review as they are making future recommendations.
- Property owners have experienced strain due to moratoriums placed upon them from the pandemic; significant amount of money from the COVID-19 stimulus package has not been allocated for property owners, and landlords have had to had accept deferred rent and fees.
- Concerned financial impact of the options City is currently considering will fall on landlords without any financial incentives for the property owners (potentially causing an unintended disincentive to remodel aging rental units).

What does AB 1482 do?

Statewide law that went into effect on January 1, 2020 and expires on January 1, 2030.

- Requires a landlord to have a "just cause" to terminate a tenancy.
- Limits annual rent increases to no more than 5% + local CPI (CPI = inflation rate), or 10% whichever is lower.
- A tenant may not waive their rights to these protections and any agreement to do so by the tenant is void as contrary to public policy.
- If a unit is already covered by San Francisco's local eviction and/or rent increase regulations, the unit remains subject to those local regulations and the statewide law does not remove or replace those tenant protections.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.