

BALLOT TITLE: LONG BEACH RENT CONTROL ORDINANCE

INITIATIVE PETITION TO ENACT AND ADD A RENT CONTROL AND RESTRICTIONS ON TENANCY TERMINATION ORDINANCE TO THE LONG BEACH MUNICIPAL CODE

The proposed ordinance, if approved by the voters, would establish residential rent control and restrictions regarding how tenancies may be terminated. The ordinance would also establish "just cause for eviction" requirements in the City of Long Beach that would be enforced and administered by a newly-created Rental Housing Board. Long Beach does not currently have limits on residential rents or local restrictions on tenancy terminations or a Rental Housing Board.

The proposed ordinance would establish and set a maximum allowable rent on rent-controlled residential units in the City of Long Beach. The base rent for tenancies that commenced on or before the effective date of this ordinance would be the rent in effect on January 1, 2017.

The proposed measure would set maximum allowable annual rental increases for all residential units, except for certain exempt units. The maximum allowable annual rent increase would be 100% of the percentage increase in the Consumer Price Index or five (5) percent, whichever is less. No more than one rent increase per 12-month period could be imposed and the proposed ordinance contains conditions under which rent increases are not permitted. A landlord or tenant may file a petition with the Rent Board seeking a rent adjustment either upward or downward.

Tenancies could not be terminated by landlords under the ordinance except for reasons that are specifically listed in the ordinance. Units exempt from rent control pursuant to the Costa Hawkins Rental Housing Act are not exempt from the restrictions on tenancy termination contained in this ordinance. The proposed measure requires relocation payments to be made to tenants under certain circumstances in an ordinance to be adopted in the future by the City Council.

The proposed ordinance requires all landlords to pay an annual rental housing fee. The Rental Housing Board may adjust the amount of the fee, at its discretion, to fund expenses.

The proposed measure would establish the Long Beach Rental Housing Board consisting of five members plus an alternate, appointed by the Mayor and approved by the City Council. The board shall be comprised of at least three tenants and two unrestricted positions. If any board position is filled by a person who represents residential property owners, no more than one member may be a property manager or developer of market rate housing. The alternate member may participate but may only vote in the event of an absence or recusal of another member.

The duties of the Board would include but not be limited to: setting rents; determining the annual allowable rent increase; adjudicating petitions for rent adjustments; establishing a budget, hiring staff and charging fees necessary to support the activities of

the Rental Board; reporting annually to the City Council; and promulgating regulations for the administration and enforcement of the ordinance.