



Date: July 17, 2018  
To: Patrick H. West, City Manager *T.H.W.*  
From: Linda F. Tatum, Director of Development Services *LF*  
For: Mayor and Members of the City Council  
Subject: **Status Update – Tenant Protection Policy Research**

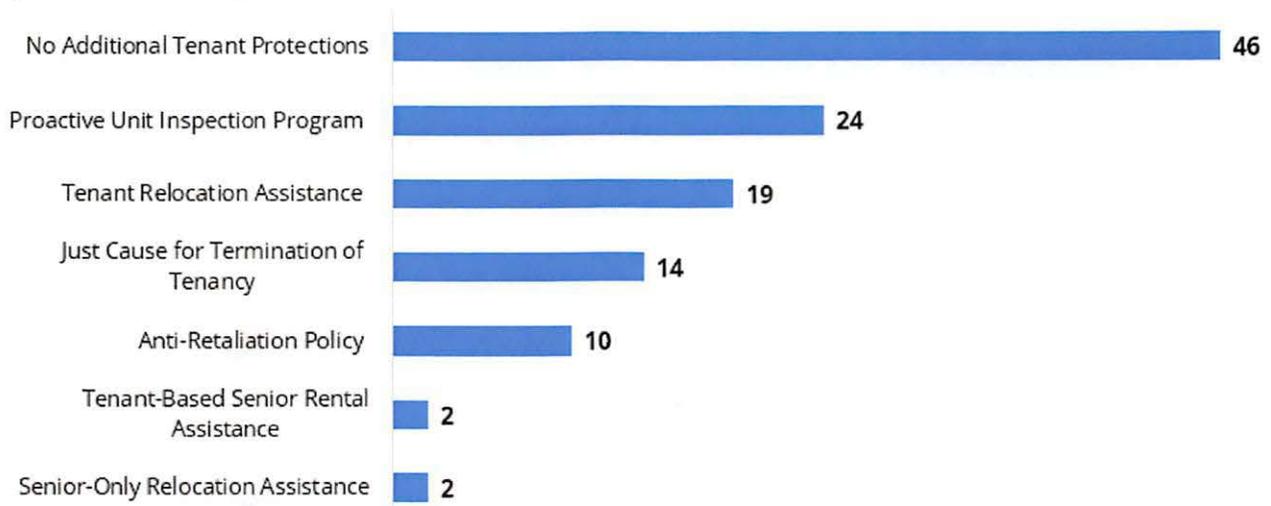
---

On January 16, 2018, the City Council requested the City Manager to report back on research and findings regarding potential policies to support tenants, protections for seniors, rental assistance programs, support for renters to move into homeownership, preservation of affordability covenants, and added resources for code enforcement. The City Council also asked staff to include stakeholder outreach to housing advocacy groups and property owner groups to ensure their input is reflected in the findings.

Over the past few months, staff has conducted significant research on best practices among California cities related to Tenant Protection Ordinances. Staff reached out to the 100 most populated cities in California to see which cities offer tenant protection policies that exceed the protections provided by California State law. Of these cities, most had not adopted tenant protection policies. However, there are some cities that do offer such programs, the most common being proactive unit inspection (code enforcement), tenant relocation benefits, and just cause for termination of tenancy. A handful of cities also offer anti-retaliation policies. The chart below provides a snapshot of the types of tenant protection programs offered, and the number of cities that offer them.

## **TENANT PROTECTION POLICIES ADOPTED BY 100 LARGEST CALIFORNIA CITIES\***

(Number of Cities)



*\*Note: Some cities fall into one or more of these categories.*

Staff are continuing to develop a report for the City Council on the best practice research, which will include an overview of California law governing tenant and landlord rental relationships, current tenant protection programs offered by the City of Long Beach, and the results of staff's research regarding a potential ordinance on tenant relocation, termination of tenancy, and other areas. A chart summarizing staff's research is attached.

On July 20, 2018, staff will be presenting information on housing production and pending housing initiatives, including this best practice research, to the Everyone Home Long Beach Task Force. The next step in the process is to engage relevant stakeholder groups to participate in a series of outreach meetings that will begin in August 2018. The purpose of these workshops is to build consensus on a potential tenant protection policy. Stakeholder input will be incorporated into the Report before it is finalized. It will then be presented to the City Council for next steps. Staff anticipates submitting the final Report and staff recommendations to the City Council in October 2018.

Research on homebuyer programs will be combined with additional research the City Council requested on February 6, 2018, and will be reported on separately at a later date.

If you have questions regarding this matter, please contact Patrick Ure, Housing and Neighborhood Services Bureau Manager, at [Patrick.Ure@longbeach.gov](mailto:Patrick.Ure@longbeach.gov) or at (562) 570-6026.

#### ATTACHMENT

TM:PU:KB  
Y:\TO-FROM-FOR MEMOS\2018\18-06.15 DRAFT TFF TENANT PROTECTION POLICY SECOND STATUS UPDATE.V5.DOCX

CC: CHARLES PARKIN, CITY ATTORNEY  
LAURA L. DOUD, CITY AUDITOR  
TOM MODICA, ASSISTANT CITY MANAGER  
KEVIN JACKSON, DEPUTY CITY MANAGER  
REBECCA GARNER, ASSISTANT TO THE CITY MANAGER  
PATRICK URE, HOUSING AND NEIGHBORHOOD SERVICES BUREAU MANAGER  
MONIQUE DE LA GARZA, CITY CLERK (REF. FILE #18-0096)

City	Population	Just-Cause for Termination of Tenancy	Anti-Retaliation Policy	Relocation Benefits above State Law	Additional Tenant Protection Policies Above State Law	Proactive Unit Inspection Program	Senior Rental Assistance	Senior Relocation Benefits
Los Angeles	3,980,000	No	No	Yes, Relocation Assistance Program under Rent Stabilization	Yes, Rent Stabilization Program	Yes, Rent Escrow Account Program, The Housing & Community Investment Department of LA (HCIDLA) & Systemic Code Enforcement Program (SCEP)	No	No
San Diego	1,400,000	Yes, Limits grounds for eviction, requires landlords to provide notice of grounds, requires new owners to notify tenants.	No	No	No	Yes, Housing Program Inspection by Area	No	No
San Jose	1,030,000	Yes, Enumerates just causes for eviction and triggers for relocation assistance.	Yes	Yes	Yes	Yes	No	No
San Francisco	864,816	No	No	Yes, Apartment Rent Ordinance	No	Yes	No	No
Fresno	522,053	No	No	Yes	No	Yes, Rental Housing Inspection Program	No	No
Sacramento	495,234	No	No	No	No	Yes, Residential Rental Inspection Program. REAP Program	No	No
Long Beach	470,130	No	No	Yes, For low-income households displaced by Demolition or condominium conversion.	Yes	Yes, Proactive Rental Housing Inspection Program.	No	No
Oakland	420,005	Yes	Yes	Yes	Yes	Yes, Rent Adjustment Program (RAP) Residential Rental Inspection Program	No	No
Bakersfield	376,380	No	No	No	No	No	No	No
Anaheim	351,043	No	No	No	No	Yes, Anaheim Rental Inspection Program	No	No
Santa Ana	349,909	No	No	No	No	Yes Proactive Rental Enforcement Program (PREP)	No	No
Riverside	322,424	No	No	Yes, Relocation Allowance	No	No	No	No
Stockton	307,073	No	No	No	No	Yes	No	No
Chula Vista	265,757	No	No	No	No	Yes	No	No
Irvine	256,927	No	No	No	No	No	No	No
Fremont	223,206	Yes	No	No	No	No	No	No
San Bernardino	216,108	No	No	No	No	Yes, Crime Free Inspection Program	No	No
Modesto	211,266	No	No	No	No	No	No	No
Fontana	207,460	No	No	No	No	No	No	No
Oxnard	207,254	No	No	No	No	No	No	No
Moreno Valley	204,198	No	Yes, Moreno Valley Tenant Rights & Immigrant Tenant Protection Act	No	No	No	No	No
Huntington Beach	201,899	No	No	No	No	No	No	No
Glendale	201,020	Yes, Enumerates just cause for eviction and lists exemptions.	Yes	Yes	No	Yes, Housing Quality Standard	No	No
Santa Clarita	182,371	No	No	No	No	No	No	No
Oceanside	175,691	No	No	No	No	No	No	No

( - ) indicates no response.

City	Population	Just-Cause for Termination of Tenancy	Anti-Retaliation Policy	Relocation Benefits above State Law	Additional Tenant Protection Policies Above State Law	Proactive Unit Inspection Program	Senior Rental Assistance	Senior Relocation Benefits
Garden Grove	175,393	No	No	No	No	No	No	No
Rancho Cucamonga	175,236	No	No	No	No	No	No	No
Santa Rosa	175,155	No	No	No	No	No	No	No
Ontario	173,212	No	No	No	No	Yes	No	No
Elk Grove	166,913	No	No	No	No	No	No	No
Corona	164,226	No	No	No	No	No	No	No
Lancaster	161,103	No	No	No	No	Yes, Residential Rental Inspection Program.	No	No
Palmdale	158,351	No	No	No	No	Yes, Residential Rental Inspection Program	No	No
Hayward	158,289	Yes, Eviction Control	No	No	No	Yes, Residential Rental Inspection Program	No	No
Salinas	157,380	No	No	No	No	No	No	No
Pomona	153,266	No	No	No	No	No	No	No
Sunnyvale	151,754	No	No	No	No	No	No	No
Escondido	151,457	No	No	No	No	No	Yes, rental subsidy for VLI seniors on waiting list for HCV, limited funding through Successor Agency Funds	No
Torrance	148,475	No	No	No	No	No	No	No
Pasadena	142,250	No	Yes	Yes, All households below 140% AMI receive 2 months' rent plus up to \$3,000 in moving expenses.	No	No	No	No
Orange	140,992	No	No	No	No	No	No	No
Fullerton	140,847	No	No	No	No	No	No	No
Roseville	130,269	No	No	No	No	Yes, Restricted Units Only	No	No
Visalia	130,104	No	No	No	No	No	No	No
Thousand Oaks	129,339	No	No	No	No	No	No	No
Concord	128,726	No	Yes, Policy built into Rent Review program	No	No	Yes	No	No
Simi Valley	126,327	No	No	No	No	No	No	No
Santa Clara	126,215	No	No	No	No	No	No	No
Victorville	122,225	No	No	No	No	No	No	No
Vallejo	121,253	No	No	No	No	No	No	No
Berkeley	120,972	Yes	No	Yes	Yes	No	No	No
El Monte	116,732	No	No	Yes, Tenant Relocation Ordinance	No	No	No	No
Downey	114,219	-	-	-	-	-	-	-
Carlsbad	113,453	No	No	No	No	No	No	No
Costa Mesa	113,204	No	No	No, but has been encouraged for certain projects	No	No	No	No
Fairfield	112,970	No	No	No	No	No	No	No
Temecula	112,001	No	No	No	No	No	No	No
Inglewood	111,666	No	No	No	No	No	No	No
Antioch	110,542	No	No	No	No	No	No	No
Murrieta	109,830	No	No	No	No	Yes, Annual Inspections for restricted units only	No	No
Richmond	109,708	Yes	No	Yes, For multifamily units built before 1995	Yes	Yes, Residential Rental Inspection Program for Multifamily Built Before 1955	No	No
Ventura	109,592	Yes	Yes	Yes	No	Yes	No	Yes
West Covina	108,484	No	No	No	No	No	No	No
Norwalk	107,140	No	No	No	No	No	No	No
Daly City	106,472	No	No	No	No	No	No	No

( - ) indicates no response.

City	Population	Just-Cause for Termination of Tenancy	Anti-Retaliation Policy	Relocation Benefits above State Law	Additional Tenant Protection Policies Above State Law	Proactive Unit Inspection Program	Senior Rental Assistance	Senior Relocation Benefits
Burbank	105,319	No	No	No	No	No	No	No
Santa Maria	105,093	No	No	No	No	No	No	No
Clovis	104,180	No	No	No	No	No	No	No
El Cajon	103,679	No	No	No	No	Yes	No	No
San Mateo	103,536	No	No	No	No	Yes, Multi Residential Inspection Program. Program ran by the FD. Exterior Inspections - annually, interior, every 2 years	No	No
Rialto	103,132	Yes	No	No	No	Yes	No	No
Vista	100,890	No	No	No	No	No	No	No
Jurupa Valley	100,314	No	No	No	No	No	No	No
Compton	98,462	-	-	-	-	-	-	-
Mission Viejo	97,156	No	No	No	No	No	No	No
Vacaville	96,803	No	No	No	No	No	No	No
South Gate	96,401	No	No	No	No	No	No	No
Hesperia	93,295	No	No	No	No	No	No	No
Carson	93,281	Yes	Yes	No	Yes	No	No	No
Santa Monica	93,220	Yes, Requires landlords to give written notice specifying lease violation & reasonable time to correct violation before being evicted	Yes, Investigated by City Attorney's Office	Yes	Yes	No	Yes, Preserving Our Diversity Pilot Program	Yes
San Marcos	92,931	No	No	Yes	No	Yes, Affordable units only	No	No
Westminster	92,114	No	No	No	No	No	No	No
Santa Barbara	91,842	No	No	No	No		No	No
Redding	91,582	No	No	Yes	No	No	No	No
San Leandro	90,712	Yes	No	Yes	No	No	No	No
Chico	90,316	No	No	No	No	No	No	No
Hawthorne	88,451	No	No	Yes	No	No	No	No
Livermore	88,126	No	No	No	No	No	No	No
Indio	87,533	No	No	No	No	No	No	No
Whittier	87,438	No	No	No	No	No	No	No
Menifee	87,174	No	No	No	No	No	No	No
Newport Beach	87,127	No	No	Mobile Home Parks Only	No	No	No	No
Tracy	87,075	No	No	No	No	No	No	No
Citrus Heights	87,056	No	No	No	No	No	Yes	No
Chino	85,595	No	No	No	No	No	No	No
Alhambra	85,551	Yes	No	No	No	No	No	No
Redwood City	85,288	No	No	No	No	No	No	No
Hemet	83,861	No	No	No	No	No	No	No
Buena Park	83,270	No	No	No	No	Yes, Rental Inspection system, inspected on rotating basis	No	No
Lake Forest	82,492	No	No	No	No	No	No	No

( - ) indicates no response.