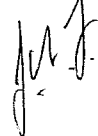




CITY OF BEVERLY HILLS
HUMAN SERVICES DIVISION
MEMORANDUM

TO: Human Relations Commission

FROM: James R. Latta, L.C.S.W., Human Services Administrator 

DATE: February 16, 2017

SUBJECT: Human Relations Commission Regular Meeting for the Community to Come Together and Provide Input on the Rent Stabilization Urgency Ordinance

ATTACHMENT:

- 1) Human Relations Commission Special Meeting For The Community To Come Together And Provide Input On The Rent Stabilization Urgency Notice
- 2) Rent Stabilization Urgency Ordinance Information and FAQ
- 3) Special Meeting Summary of Community Feedback
- 4) Beverly Hills Municipal Codes 4-5-304, 305, 306, 307, 308, 309

The Special meeting of the Human Relations Commission was scheduled in response to City Council's request for the community to come together and provide input on the Rent Stabilization Urgency Ordinance adopted on January 25, 2017 (Attachment 1). Since the Special Meeting on February 3, 2017, a letter with the Rent Stabilization Ordinance Information and Frequently Asked Questions was posted on the City website and mailed to all tenants and landlords on record (Attachment 2).

Attachment 3 provides a brief summary of the community feedback from the Special Meeting. Several questions came up at the Special Meeting regarding what expenses a landlord could or could not pass through to a tenant. According to Beverly Hills Municipal Codes 4-5-304 and 5-6-7-8-9 capital expenditure surcharges, expenditures mandated by the law, utility expense surcharges, surcharges for additional tenants, water penalty surcharges and refuse fee surcharges may be passed through to tenants under certain circumstances (Attachment 4).

Today the HRC Regular Meeting provides a second opportunity for the community to share their perspective on the amendment to the maximum rent increase, the addition of relocation fees for Chapter 6 tenants, and the increase in relocation fees for Chapter 5 tenants. Following this meeting staff will compile the community feedback from today's meeting and the Special Meeting on February 3, 2017 and provide the information to City Council on February 21, 2017.



CITY OF BEVERLY HILLS
HUMAN SERVICES DIVISION
MEMORANDUM

TO: Human Relations Commission

FROM: James R. Latta, L.C.S.W., Human Services Administrator

DATE: February 3, 2017

SUBJECT: Human Relations Commission Special Meeting For The Community To Come Together And Provide Input On The Rent Stabilization Urgency Ordinance.

A handwritten signature in black ink, appearing to be "J. Latta", written over the "FROM:" field.

- ATTACHMENT:**
1. Press Release: *Human Relations Commission Invites Tenants and Landlords to Their Special Meeting*
 2. Press Release: *Beverly Hills City Council Approves Tenant Landlord Urgency Ordinance*
 3. Urgency Ordinance NO. 17-O-2725
 4. Code Enforcement Page with Updates
 5. Economists: Do rent controls work?
 6. Affordable Housing is now a Middle Class Crisis in California January 24, 2017

The Special Meeting of the Human Relations Commission (HRC) (Attachment 1) was scheduled in response to City Council's request for the community to come together and provide input on the Rent Stabilization Urgency Ordinance adopted on January 24, 2017 (Attachment 2). The HRC is charged by City Council to collect community input from this Special Meeting and the Regular HRC meeting on Thursday February 16. These meetings are being held for the purpose of information gathering and not for discussion of policy. The HRC will then compile the community feedback and present the findings to the City Council at the Formal Meeting on Tuesday, February 21 at 7 PM. City Council will use this information to gauge whether the Urgency Ordinance will remain as stated or if changes need to be made.

The Urgency Ordinance immediately institutes three major changes to the Municipal Code (Attachment 3). First, it limits tenant rent increases from a maximum of 10% annually to a maximum of 3% annually. Second, it requires a payment of a relocation fee for Chapter 6 tenants from a range of \$9,050 to \$21,650 with the issuance of a 60-day no-cause termination notice. The updated relocation fees also apply to Chapter 5 tenants (Attachment 4). Finally, the Urgency Ordinance requires a registration of tenancy.

City staff is currently working on compiling information from various systems across the City into a database. This is a work in progress and staff will keep the HRC informed. City Council also approved an annual rent registry form similar to that of the Los Angeles Housing & Community Investment Department. This form will be used as a tool to update information about owner, management company, size of rental unit, rent, etc. As soon as the first draft of this is completed, staff will bring this to the Commission for review.

At Tuesday's meeting on January 24, Councilmember Gold referenced articles that discussed the economics of rent control (Attachment 5). In addition, Attachment 6 provides information about the current housing crisis in California. These articles are included to offer a broad range of perspective on rent stabilization, supply and demand and other issues that influence rent, cost of apartment buildings and stability of the housing stock.

As mentioned at the City Council meeting on January 24, 2017, we are looking for the community to come together and provide feedback at today's Special Meeting with the goal of developing an amicable solution somewhere in between the former Rent Stabilization Ordinance and the recent Urgency Ordinance. Whether tenant or landlord, please share your perspective on the amendment to the maximum rent increases, the addition of relocation fees for Chapter 6 tenants and the increase in relocation fees for Chapter 5 tenants.