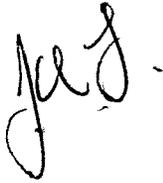




**CITY OF BEVERLY HILLS**  
**HUMAN SERVICES DIVISION**

**MEMORANDUM**

**TO:** Human Relations Commission

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

**DATE:** August 18, 2016

**SUBJECT:** Tenant Landlord Policy

**ATTACHMENT:**

1. Tennant Landlord Policy – Recommendations from the Human Relations Commission for June 28, 2016 Council Liaison Committee
2. No Cause Termination Policy Options
3. Relocation Fee Information

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On June 28, 2016 HRC representatives met with the Human Relations Council Liaison Committee (Councilmembers Bosse and Gold) regarding tenant landlord policy recommendations (attachment 1).

The Commission reported on its assessment of community needs as understood through the public's participation in the Tenant Landlord Forum since it was launched in November 2015. The Commission provided policy recommendations to improve the quality of the rental housing stock and address the effects of the State Of California's No Cause Termination policy. The Council Liaisons recommended the Commission solicit community feedback through public meetings. The Commission will present findings to the Council Liaisons at a later date.

**Next Steps**

Human Services Division and Community Development Department staff recommend the Commission consider consolidating the two-pronged effort (Rental Registry Program & Relocation fees) into one focused effort:

1. Continue the No Cause Termination Ordinance (per HRC)
2. Establish relocation fee requirements (per HRC)
3. Discontinue Beverly Hills municipal code requirement that units be re-rented at exit rent level; instead, allow units vacated through No Cause termination to be re-rented any amount mutually agreed to by landlord and new tenant (staff recommendation)

Staff projects that this approach will: a) improve the quality of the rental housing stock, b) reduce tenant apprehension about asking for repairs or filing complaints with Code Enforcement, c) benefit tenants in transitioning from their unit after receiving a notice of No Cause Termination, d) allow market dynamics to reward/incentivize landlords who maintain their buildings without necessitating the launch of a city-based systematic housing inspection program.

Under the proposed model below are the impacts and benefits realized by tenants, landlords and the City of Beverly Hills.

**Tenants**

- This policy recommendation continues the status quo that tenants can be asked to vacate their apartment through the No-Cause Termination process.
- Benefit: With the addition of relocation fee requirements, tenant leverage increases in terms of their ability to advocate for maintenance requests to address code violations and habitability issues.

**Landlords**

- Compromise: This policy recommendation requires a relocation fee payment when issuing a Notice of No-Cause Termination.
- Benefit: The landlord can set a new rental amount with their next tenant and is no longer limited to continuing the exit rental rate of the prior tenant.

**City Impacts and benefits**

- Higher number of calls/complaints, resulting in increased in code enforcement calls.
- Benefits: Improved quality of housing stock which in overtime results in fewer complaints.

Staff will provide more information on this recommendation and advise on the process to engage the public.