

Community Meeting on Substantial Remodel Evictions

October 7, 2023

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Overview

- Existing substantial remodel provisions
- Background
- Proposed substantial remodel provisions in June
- What we've been doing since
- What we've heard
- Additional input from you

What's in the City's existing ordinance?

- “Intent to demolish or substantially remodel” is a no-fault just cause for terminating a tenancy.
- “Substantially remodel” definition is consistent with AB 1482.
- South Pasadena’s ordinance has additional requirements.

Background

- **April 19, 2023:** City Council directed staff to review how existing Just Cause for Eviction Ordinance can be strengthened to address substantial remodel eviction concerns.
- **May 17, 2023:** City Council adopted a 45-day moratorium on no-fault just cause evictions to provide time for staff to develop an ordinance that adequately addresses the issue of substantial remodel evictions.

Proposed ordinance in June

- **June 13, 2023:** Staff presented to the City Council a proposed Just Cause for Eviction Ordinance with the following changes:
 - Removed “intent to substantially remodel” as a no-fault just cause for eviction.
 - Required owners to take mitigation measures for “Necessary and Substantial Repairs.”
 - Required owners to provide temporary relocation assistance to tenant if necessary.

Proposed ordinance in June (cont'd)

- City Council did not adopt proposed amended ordinance and directed staff to further study the matter.
- **June 28, 2023:** City Council extended the moratorium on no-fault just cause evictions for up to 6 months (until December 28, 2023).

What have we been doing?

Community engagement:

- Surveys for renters and rental property owners
- Individual staff meetings with renters and property owners
- Focus groups for renters and rental property owners
- This community meeting

Research and analysis

Meetings with Ad Hoc Committee

(Mayor Primuth and Council Member Donovan)

What have we heard from property owners?

- Most property owners wait for units to turnover to do substantial remodels.
- Many property owners collect below market rents.
- Temporary relocation requirement would increase costs and prevent property owners from recouping costs by raising the rents to market rate.
 - This will deter maintenance and investment in South Pasadena properties and put some landlords out of business.
- Property owners shouldn't be responsible for temporary relocation when repairs/rehab are due to emergencies outside their control.

What have we heard from renters?

- Many renters live in buildings with deferred maintenance.
- Renters should not be permanently relocated for substantial remodels.
- Renters fear substantial remodel evictions, especially if their buildings were recently sold or will soon be sold.
- Most renters would not be able to afford a new home in South Pasadena if forced to move, even with a significant permanent relocation fee.
- Proposed temporary relocation fee is insufficient.

**Do you have any
additional input?**