



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Follow-Up Programs Related to Rental Rights Discussion

Motion: Provide direction to staff regarding the development of future Housing programs.

COUNCIL ACTION

Item Type: Action Item

Approved for September 17, 2024 **calendar**

EXECUTIVE SUMMARY

On November 28, 2023, City Council (Council) was presented with several ideas aimed at enhancing tenant protections. Council discussed these preliminary ideas, and multiple members showed significant interest in exploring certain proposals further. This report introduces the selected concepts for in-depth analysis and outlines the subsequent steps for their consideration.

The proposals include:

1. Notice to City and Tenant
2. City Oversight of Permit
3. Financial Assistance Programs
4. Legal Aid and Representation
5. Additional Enforcement Provisions

In addition to the above-mentioned proposals, Council asked staff to prepare a report on the possibility of establishing a permanent Landlord/Tenant Commission.

RECOMMENDATION

That the Council receive and file this report or provide further direction regarding the six program proposals presented.

ANALYSIS

Based upon Council discussion and direction at its meeting of November 28, 2023, the following proposals emerged as top priorities for further exploration. These proposals are included as attachments and provide a detailed analysis. The summary of proposals include:

1. **Notice to City and Tenant:** Mandates landlords to notify both the city and tenants when issuing eviction notices to ensure oversight and potentially intervene in unjust or unwarranted evictions. (Attachment 1)
2. **City Oversight of Permit:** Requires landlords to indicate on permits if evictions are associated with major renovations and appoints an oversight role to ensure compliance and fair practices. (Attachment 2)
3. **Financial Assistance Programs:** Establishes programs to provide temporary relief or rental assistance to tenants facing eviction. (Attachment 3)
4. **Legal Aid and Representation:** Increases access to legal support for tenants facing eviction to ensure they have proper representation in legal proceedings. (Attachment 4)
5. **Additional Enforcement Provisions:** Allows the City Attorney to initiate civil proceedings for damages resulting from tenant displacement. (Attachment 5)

In addition to the above proposals, Council asked staff to bring a report on the possibility of establishing a permanent Landlord/Tenant Commission. The proposal on a **Landlord/Tenant Commission** is included as Attachment 6.

In evaluating the various programs to enhance tenant support and housing stability, staff has assessed the budgetary requirements for these proposals. The following table presents a brief overview of the estimated annual costs associated with each program.

Please note that these are very rough estimates and actual costs may vary depending on Council decisions and further refinements. This overview is to aid in understanding the financial implications of each option, detailed breakdowns are available in each report.

Program	Description	Estimated Annual Budget
Notice to Glendale and Tenant	Total program costs including marketing and operations.	\$175,000
City Oversight of Permit	Costs include reallocation of Hourly position, printed materials, and outreach.	\$50,000
Financial Assistance (Relocation Formula)	Financial assistance based on unit size and relocation formula, with total estimated assistance for 150 participants.	\$1,554,500 - \$2,914,000
Financial Assistance (Fixed Amount)	Fixed assistance amounts based on household size, for 150 participants.	\$675,000
Financial Assistance (First Month's Rent Assistance)	Providing assistance for first month's rent for 150 participants, varying by rent level.	\$350,000
Financial Assistance (Unpaid Rent Assistance)	Provide assistance to tenants with unpaid rent, for 150 participants.	\$697,500
Financial Assistance (Owner Incentive)	Additional budget for landlord incentives based on incentive level, for 150 participants.	\$150,000 - \$450,000
Basic Legal Advice	Legal aid agencies would review tenant cases and provide legal advice and recommendations	\$336,000
Limited Legal Representation	Legal aid agencies would assist tenants by drafting official correspondence, such as letters to landlords or responses to legal notices.	\$386,000
Full Legal Representation	Full legal representation in court proceedings related to eviction cases, advocating for tenants' rights and interests.	\$670,000
Direct Funding for Legal Representation	Provide direct financial assistance to tenants to cover attorney fees.	\$916,000

Program	Description	Estimated Annual Budget
Landlord/Tenant Commission	Budget for additional staff and operating costs associated with a permanent landlord-tenant commission.	\$160,000

Implementing multiple options simultaneously could result in cost efficiencies. For example, by aligning staff efforts across projects, costs associated with hiring additional personnel can be reduced. A shared team could handle overlapping administrative tasks.

Next Steps

If Council chooses to move forward with any of the above proposals, staff can begin implementation of some of them and, if necessary, bring back further detailed reports based on Council direction. These reports will provide comprehensive insights on implementation, marketing and outreach, final budget estimates and effective start dates among other things.

STAKEHOLDERS/OUTREACH

No stakeholder outreach has been conducted for the purposes of this report. If directed, staff could conduct said outreach for those proposals identified by Council. Such outreach could entail a survey and/or meeting with the interested landlord and tenant organizations that had previously commented on the Rental Rights Program Ordinance amendment.

FISCAL IMPACT

If Council chooses to move forward with any of these proposals, staff will return to Council to request funds to be appropriated from the General Fund Undesignated Fund Balance.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

N/A

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: City Council may adopt a motion to receive and file a report and take no further action with regards to the proposals provided by staff.

Alternative 2: City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

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Approved by:

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EXHIBITS/ATTACHMENTS

1. Notice to City and Tenant Proposal
2. City Oversight of Permit Proposal
3. Financial Assistance Programs Proposal
4. Legal Aid and Representation Proposal
5. Additional Enforcement Provisions Proposal
6. Landlord/Tenant Commission Proposal