

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

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2017 APR -3 PM 2: 53

DATE March 31, 2017

TO City Clerk

FROM Michael J. Garcia, City Attorney
 Lucy Varpetian, Senior Assistant City Attorney

SUBJECT Official Title and Summary prepared pursuant to
 Election Code Section 9203 in Response to the
 Notice of Intent to Circulate Petition and Request for
 Title and Summary re: Rent Stabilization Ordinance
 filed March 20, 2017

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed ballot measure.

TITLE: An initiative measure adopting an ordinance establishing rent control, a Rent Board, and just cause for eviction requirements in the City of Glendale.

SUMMARY:

This initiative measure ("Measure") would amend the Municipal Code to establish rent control in the City of Glendale on all residential rental units in Glendale with specified exceptions, such as hotels, hospitals, or government-controlled units. The Measure would exempt certain temporary rentals of single family homes and rental of certain rooms within primary residences.

The Measure would establish 3% as the amount of rent increase for every rent controlled unit in Glendale as of July 21, 2016 and set maximum annual rental increases for rent controlled units at 100% of the percentage increase in the Consumer Price Index.

The Measure would establish a three-person Rent Board ("Board") composed of Glendale residents appointed by the City Council, of which one must be a real estate agent or realtor. The Measure would make the Board independent and autonomous from the City Council and City staff and would grant the Board sole and final authority to employ attorneys, lobbyists and other professionals. The Measure would require the City to fund the reasonable and necessary expenses of the Board. The Board would be authorized to adopt rules and regulations to implement the Measure.

Landlords or tenants would be permitted to petition the Board for an upward or downward adjustment of the maximum allowable rent. In making a downward

adjustment, the Board could consider decreases in living space, substantial deterioration of the rental unit, or failure of the housing to comply with housing, health and safety codes. Upward adjustments could be made by the Board only if the landlord demonstrates that adjustments are necessary to provide the landlord with a fair return on investment. The Measure provides that the Board's decisions are final and may be challenged in court. The Measure provides that a landlord could be liable in a civil action for damages, reasonable attorneys' fees and costs as determined by the court, and a civil penalty for a violation of the Measure.

Under the Measure, a landlord could only terminate a tenancy for one of the enumerated reasons, which include: nonpayment of rent; breach of the lease; nuisance; failure to grant access to the premises; to undertake substantial repairs to the unit; use of the unit as a primary residence by the landlord, or family; or the landlord seeks to withdraw from the rental market. The Measure requires relocation payments to be made in an amount determined by City Council through a Relocation Ordinance.

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