

MEASURE H – ARTICLE 18
PASADENA FAIR AND EQUITABLE HOUSING CHARTER AMENDMENT

WORKSHOP FOR LANDLORDS
OCTOBER 24, 2023

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PASADENA
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PRHB

PASADENA RENTAL HOUSING BOARD

Agenda

- I. Notice Requirements
- II. Exemptions
- III. Just Cause for Eviction
- IV. Relocation Assistance
- V. Rent Stabilization/Rent Increases
- VI. Additional Provisions
- VII. Additional Resources

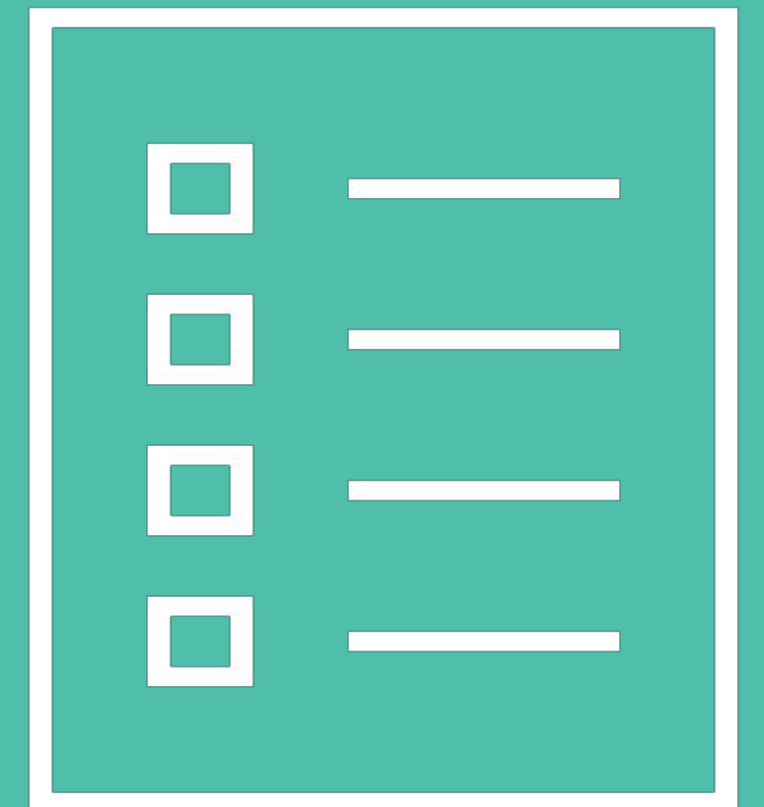


I. NOTICE REQUIREMENTS

At the onset of tenancy, Notice of Article required for all covered units. Notice must include:

- Existence of Article
- Right to Petition
- Instructions how to access Rent Registry

“General Notice to Tenants” Form available on PRHB website



II. EXEMPTIONS

All Residential Rental Units Controlled Except:

1. Government Regulated/Subsidized
2. Hotels/Motels - Occupied <30 Days
3. Hospitals/Dormitory/Extended Care Facility
4. Share Kitchen or Bath
5. Temporary Tenancy
6. City of Pasadena Inclusionary Units/Density Bonuses etc.*
7. Costa-Hawkins (Units > 2/1/95) and SFH's rented after 1/1/96*

* *Eviction protections only*



III. JUST CAUSE FOR EVICTION: No-Fault

1. Necessary & Substantial Repairs

- a) Landlord Needs All Permits For Repairs
- b) Needed to bring into compliance with codes
- c) City determination of need to vacate
- d) Tenants have right of first refusal for vacant unit and right to return at old rent

2. Ellis Act (Government Code 7060)

3. Government Order to Vacate

- a) Right of first refusal to any vacant unit
- b) Right to return at old rent

4. Owner Move-in



III. JUST CAUSE FOR EVICTION: Fault

1. Non-Payment of Rent
2. Breach of Lease
3. Nuisance/ Substantial damage
4. Illegal Purpose (i.e. sale/possession/manufacture of drugs)
5. Refusal to Renew Lease (same terms)
6. Tenant denies access after written notice
7. Subtenant in Sole Possession at End of Lease

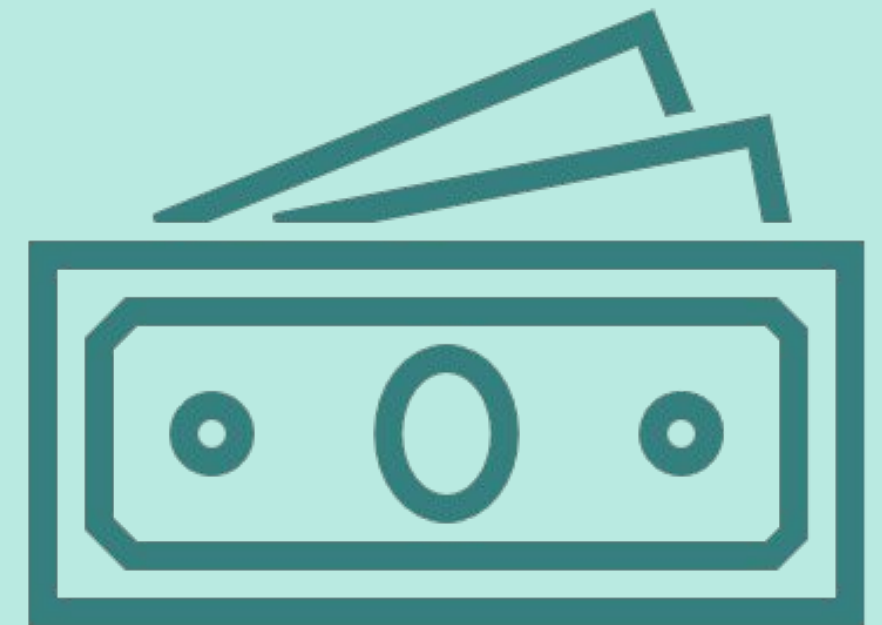


III. JUST CAUSE FOR EVICTION: Notice Requirements

- Notice Must State Grounds for Eviction
- Notice Must Allege Compliance with Article H
- File Notice with Rent Board within 3 Days of Service to Tenant
- Form Summarizing Eviction Protections to Accompany Notice
- Failure to Comply can be Affirmative Defense to an Eviction
- Relocation Assistance Required for No-Fault Just Causes

IV. RELOCATION ASSISTANCE

1. Necessary and substantial repairs
2. Owner move-in
3. Withdrawal of the unit permanently from the rental market (Ellis Act)
4. Government order (like a red-tag or demolition order)
5. Inability to pay a rent increase in excess of 5% + AGA



IV. RELOCATION ASSISTANCE

Base Payment and Special Circumstances Payment Schedule (9/27/2023-9/30/2024)

Length of Tenancy	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Moving Expenses
0-3 years	\$6,117	\$6,903	\$8,760	\$11,232	\$12,399	\$1,503
3-10 years	\$8,156	\$9,204	\$11,680	\$14,976	\$16,532	
More than 10 years	\$10,195	\$11,505	\$14,600	\$18,720	\$20,665	
Additional Payments for Special Circumstances Households	\$6,117	\$6,903	\$8,760	\$11,232	\$12,399	\$4,534

V. RENT STABILIZATION

- INITIAL RENT: 5/17/2021 or first rent thereafter
- AGA: 75% CPI (LA-Riverside-Orange County)
 - 10/1/2023 – 9/30/2024 AGA: 2.75%
 - AGA can be taken anytime between 10/1/ and 9/30 (NO BANKING)
- Rent Increase Notice:
 - Existence of law
 - Right to petition
- No Increase if:
 - Severe Code Violations
 - Order of Board
 - Non-compliance with Article



V. RENT INCREASES BEFORE 10/1/23

- Move-in before 5/17/2021: 6%
- Move-in between 5/18/2021 and 5/16/2022:
See Website for Chart
- Move-in after 5/17/2022--2.75%
- If Increases for Prior Years not Taken: Not Eligible (no banking)



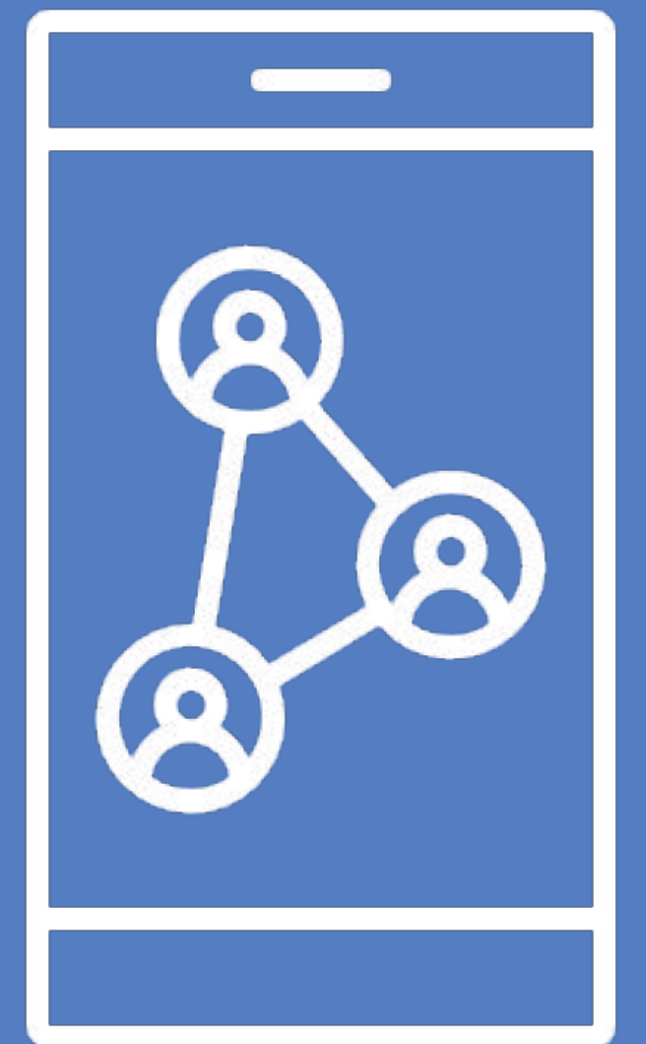
VI. ADDITIONAL PROVISIONS

- Security Deposit Interest
- Rent Registry
- Tenant Buyout Program
- Petitions / Hearings



VII. ADDITIONAL RESOURCES

- [Article 18 Charter Amendment](#)
- [Pasadena Rental Housing Board website](#)
 - Available forms (as of October 17, 2023)
 - General Notice to Tenants
 - Notice of Rent Withholding Form
 - Notice to New Tenants
 - Notice to Tenants New Eviction Protections
 - Request for Rent Rollback Form
 - *Coming Soon:* Tenant Buyout Form
 - *Coming Soon:* Relocation Assistance Form
- Email a Housing Counselor: rentalboard@cityofpasadena.net



Questions?