



Claremont City Council

Agenda Report

File #: 5394

Item No: 5.

TO: CITY COUNCIL

FROM: ADAM PIRRIE, CITY MANAGER

DATE: FEBRUARY 11, 2025

Reviewed by:

City Manager: AP

SUBJECT:

PROVIDE DIRECTION ON TENANT PROTECTION MEASURES, INCLUDING: (1) TENANT ASSISTANCE; (2) INTRODUCTION AND FIRST READING OF AN ANTI-HARASSMENT ORDINANCE; (3) DISPUTE RESOLUTION AND MEDIATION SERVICES; AND (4) A LOCAL RENTAL REGISTRY (FUNDING SOURCES: GENERAL FUND AND AMERICAN RESCUE PLAN ACT (ARPA) FUND)

SUMMARY

In April 2024, the City Council approved the following work plan item for the 2024-26 budget cycle:

Continue to explore and promote resources for people experiencing housing instability and/or displacement, including:

- The feasibility of implementing a Claremont Rental Registry and rent stabilization;
- Provide rental assistance/incentives to eligible property owners and tenants through the Claremont Temporary Housing Stabilization and Relocation Program;
- Consider adding self-governing “anti-harassment” language to the City’s Just Cause Eviction Ordinance; and
- Consider funding “dispute resolution” and/or “mediation” services to address housing provider (sometimes referred to as “landlord”)/tenant disputes.

As such, staff has prepared this report to:

- Provide an update on the Claremont Temporary Housing Stabilization and Relocation Program to the City Council, and to seek direction from the City Council regarding the future of the City’s program considering a potential permanent funding source for rental assistance through Los Angeles County’s Measure A.
- Present the City Council with a draft “Anti-Harassment” Ordinance. The draft Ordinance would create a new standalone chapter in the City’s Municipal Code that applies to all residential

renters and landlords in Claremont, not just those subject to the City's existing Just Cause Eviction Ordinance. If a majority of the City Council would like to adopt this Ordinance, the City Council can introduce and conduct a first reading of the Ordinance.

- Provide the City Council with cost estimates related to "dispute resolution" and/or "mediation" services to address landlord/tenant disputes in Claremont and receive policy direction from the City Council to determine if these are contract services that the City should provide at no cost to Claremont renters and landlords.
- Provide a Rental Registry Feasibility Analysis to the City Council, and to seek policy direction from the City Council regarding the establishment of a Rental Registry. One potential purpose of a Rental Registry is to gather data needed to evaluate whether to adopt and implement rent stabilization measures; however, a rent stabilization ordinance is not being presented to the City Council for its consideration at this time.

RECOMMENDATION

Staff recommends the City Council:

- A. Receive an update and provide direction to staff regarding the Claremont Temporary Housing Stabilization and Relocation Program;
- B. Consider introducing for first reading and that reading by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADDING CHAPTER 8.35 ("PROHIBITION OF TENANT HARASSMENT") TO TITLE 8 ("HEALTH AND SAFETY") OF THE CLAREMONT MUNICIPAL CODE, PROHIBITING THE HARASSMENT OF TENANTS;
- C. Provide policy direction to staff regarding funding for "dispute resolution" and/or "mediation" services to address landlord/tenant disputes; and
- D. Provide policy direction to staff regarding the implementation of a Claremont Rental Registry.

Each of the items above are policy decisions for the City Council. Staff is not making a recommendation (positive, negative, or otherwise) on any of these items.

ALTERNATIVES TO RECOMMENDATION

In addition to the recommendation, there are the following alternatives:

- A. Request additional information from staff.
- B. Request changes to the draft Anti-Harassment Ordinance. Depending on the nature and scope of the changes, this may require this item be continued to a future City Council meeting.
- C. Take no action on one or more of the above-listed items.

FINANCIAL REVIEW

The staff cost and legal fees to conduct research and prepare this report are estimated at \$7,000 and are included in the operating budget of the Administrative Services Department.

If the City Council pursues any of these measures, there may be significant additional costs related to staff time. Additionally, legal fees would be billed hourly at the contract rate as a special legal service.

ANALYSIS

Background

On January 1, 2020, the California Tenant Protection Act of 2019 (AB 1482) established an annual rent increase cap of five percent plus inflation, or ten percent, whichever is lower. AB 1482 also prohibits evictions without “just cause” (as defined). However, AB 1482 contains numerous exceptions. One of those exceptions allows owners to evict tenants in order “to demolish or to substantially remodel” a rental unit. This report refers to these as “substantial remodel evictions.” After the tenancy is terminated, the owner can raise rent on the newly-remodeled unit in excess of AB 1482’s rent cap.

In 2022, several Claremont residents who are long-time renters in large apartment complexes reported that their landlords were threatening to evict them so that they could “substantially remodel” their units and raise rents. In response to these concerns, at its regular meeting on October 25, 2022, the City Council approved an urgency ordinance and a regular ordinance that placed a six-month temporary moratorium on certain “no fault” residential evictions due to a property owner’s intent to substantially remodel the tenant’s unit in the City of Claremont. At that time, the City Council also directed staff to conduct stakeholder and community outreach to gather feedback on additional tenant protection ordinances (i.e. permanent no fault eviction and rent stabilization ordinances).

On April 25, 2023 and May 9, 2023, the City Council received reports and presentations from staff regarding two tenant protection ordinances (a “Just Cause Eviction” Ordinance and a “Rent Stabilization” Ordinance) as well as a proposed Temporary Rental Assistance Program. On April 25, 2023, the City Council approved the Claremont Temporary Housing Stabilization and Relocation Program. On May 9, 2023, the Claremont City Council approved a first reading and introduction of a “Just Cause Eviction” Ordinance (codified in Chapter 8.34 of the Claremont Municipal Code) and chose not to pursue a “Rent Stabilization” Ordinance at that time.

The City Council provided the following additional direction during the May 9 meeting:

- The City Council requested that the potential inclusion of “anti-harassment language” in the City’s Just Cause Eviction Ordinance be further considered after outreach to housing providers and tenants. As such, the City Council directed staff to conduct stakeholder outreach and to return to the City Council at a later date with a recommendation.
- The City Council requested that staff present cost options and additional information during their City Council Priorities/Budget Discussion for the 2024-26 budget cycle pertaining to the feasibility of additional staffing/programming associated with the collection and management of Claremont-specific rental housing data.

Just Cause Eviction Ordinance

On May 23, 2023, the Claremont City Council adopted a “Just Cause Eviction” Ordinance, which went into effect on June 22, 2023. The ordinance is written to incorporate and be identical to AB 1482’s just cause for eviction provisions except it provides heightened tenant protections for substantial remodel evictions and higher amounts of relocation assistance in the event of a no-fault eviction. Properties with nine or fewer units are exempt from this ordinance. Key components of this ordinance include:

- The definition of “substantial remodel” is narrowed to work that is necessary to bring the rental

unit into compliance with applicable codes and laws affecting the health and safety of tenants in the unit/building.

- Requires property owners to obtain building permits before they can evict a tenant for a substantial remodel. Further, the cost of the substantial remodel work must be valued at a minimum of six times the cost of the tenant's monthly rent.
- Requires property owners to provide tenants with copies of the building permits and provide tenants with a detailed scope of work confirming that the work qualifies as a substantial remodel that cannot be completed within 30 days.
- Increases the amount of relocation assistance property owners must provide tenants in connection with a no-fault eviction (three months' rent).

KEY DECISION #1 - Claremont Temporary Housing Stabilization and Relocation Program

On April 25, 2023, the City Council voted to allocate \$1 million in American Rescue Plan Act (ARPA) funding to fund the Claremont Temporary Housing Stabilization and Relocation Program. Due to the high demand for rental assistance, on April 23, 2024, the City Council voted to allocate an additional \$680,000 towards the program. The additional \$680,000 is a portion of the \$3.4 million in proceeds from the sale of the 451 W. Arrow Highway property, which represents a twenty percent "set-aside" for affordable housing. This program is temporary in nature and will conclude when the \$1,680,000 is exhausted, unless the City Council directs otherwise.

Since the program's inception, rental assistance has been provided to over 200 Claremont households. In the first program cycle (July 1, 2023 - June 30, 2024), the total amount expended was \$354,967. As of January 31, 2025, \$347,025 has been spent during the second cycle (July 1, 2024 - June 30, 2025), with several additional applications in the process of being reviewed. Due to the program's success, significant staffing resources have been required to review applications, meet with applicants, and process payments. When staff provided a program update to the City Council in April 2024, the conservative estimated cost of staff time spent on this program was \$65,000. Since then, 150+ renewals were processed for Program Cycle 2, and applications continue to be processed on an ongoing basis.

Additionally, staff have spent a significant amount of time with program applicants and prospective program applicants to answer questions about the application process, assisting with filling the applications out, and corresponding with property managers and housing providers. The current estimated cost of staff time, to date, is well over \$150,000. In addition to emergency rental assistance payments, 150+ subsidy payments are issued each month, which has resulted in an approximate 20-25 percent increase in workload for Accounts Payable staff alone. While staff can maintain the current program without the need for additional staff positions, staff does not have the capacity to take on additional programming without creating new staffing positions and hiring qualified candidates to fill those positions.

LA County voters recently approved Measure A, which is a ½ cent sales tax Countywide that is anticipated to generate over \$1 billion annually. It is staff's understanding that the Los Angeles County Affordable Housing Solutions Agency (LACAHS) has been tasked with developing guidelines for a permanent rental assistance program using Measure A funds, which would be administered at a regional level (e.g., through the San Gabriel Valley Council of Governments). It is anticipated that these program guidelines will be developed and implemented within the next three to six months.

Due to the temporary nature of funding towards the Claremont Temporary Housing Stabilization and

Relocation Program, if the City Council is interested in transitioning program recipients from the City's program to the permanent County-funded program, staff recommends the following:

- Continue to offer emergency rental assistance through the Claremont Temporary Housing Stabilization and Relocation Program.
- Instead of accepting new applications for monthly rental assistance subsidies, provide information to interested parties on how they can enroll in the permanent County-funded rental assistance program (once such information becomes available).
- Continue to provide monthly subsidies for enrolled tenants through Program Cycle 3 (7/1/25 - 6/30/26) of the Claremont Temporary Housing Stabilization and Relocation Program, while simultaneously providing information to those tenants on how they can enroll in the permanent County-funded rental assistance program (once such information becomes available).

If the City Council is not interested in transitioning tenants to the permanent County-funded program and would instead like to maintain status quo of our existing temporary program, staff will conclude the program when the \$1,680,000 is exhausted.

Staff has identified the following as “**Key Decision #1**,” for which direction will be sought during the February 11 City Council meeting: Should the Claremont Temporary Housing Stabilization and Relocation Program be phased out once LACAHSa establishes a permanent rental assistance program funded by Measure A?

KEY DECISION #2 - Anti-Harassment Ordinance

In June 2023, at the direction of City Council, staff invited community stakeholders to meet and discuss a potential Anti-Harassment Ordinance. The following representatives participated in said meeting:

- Lydia Hernandez on behalf of Claremont Tenants United
- Allison Henry on behalf of SGV Tenant Alliance
- Zach Courser on behalf of Housing Claremont
- Bill Ruh on behalf of Citrus Valley Association of Realtors
- Matt Buck on behalf of the California Apartment Association
- Max Sherman on behalf of the Apartment Association of Greater Los Angeles
- Katie Wand, Deputy City Manager
- Alisha Patterson, City Attorney

While the intent of the meeting was to discuss the framework and substance of an Anti-Harassment Ordinance on a conceptual level and to work toward recommendations that could be shared with the City Council, it was clear that the stakeholders recommended a lot more work should be done before an ordinance could be presented to the City Council. There was discussion surrounding the use of mediation services (in lieu of an Anti-Harassment Ordinance); the potential need to survey Claremont's rental housing community (i.e., reaching out to housing providers and tenants throughout Claremont for feedback to determine local needs); and the potential need to conduct more research on other cities' Anti-Harassment Ordinances and associated enforcement processes/staffing structures.

Given that the City does not currently have the staff capacity, nor does the City have any “expert” housing program staff positions to dedicate to this large effort, on March 12, 2024, staff

recommended against pursuing a version of an Anti-Harassment Ordinance that would require staff administration, oversight, and enforcement (e.g., an ordinance that required dedicated City personnel to resolve disputes between tenants and housing providers). Instead, the City Council directed staff to draft a self-governing Anti-Harassment Ordinance that the City Council could consider adding to the City's Municipal Code. The draft "Anti-Harassment" Ordinance, which can be found in Attachment A, would be a new standalone chapter in the City's Municipal Code so that the Ordinance would apply to all renters and landlords in Claremont, not just those subject to the City's existing Just Cause Eviction Ordinance.

Existing Laws that Protect Tenants from Harassment

There are many existing State laws that protect tenants from harassment and retaliation. A non-exhaustive summary of some of these laws is set forth below.

- **California's Fair Employment and Housing Act (FEHA)**

- Protects tenants from harassment based on the tenant's protected characteristic (actual or perceived). Protected characteristics include: race, color, ancestry, national origin, religion, mental or physical disability, sex (including pregnancy), gender, sexual orientation, gender identity, gender expression, genetic information, marital status, familial status, source of income, or military or veteran status.
 - **Two types of harassment:**
 - (1) **Quid pro quo** - an unwelcome request or demand that a person engage in conduct as a condition of obtaining or maintaining housing or housing-related services (e.g., offering a rental unit in exchange for sexual favors),
 - (2) **Hostile environment** - unwelcome conduct that is sufficiently severe or pervasive as to interfere with a person's use or enjoyment of a dwelling, housing opportunity, or housing-related services or facilities (e.g., repeated use of racial slurs).
- Protects tenants from **retaliation** for exercising their rights under California fair housing laws or aiding or encouraging someone else in doing so.
- Housing providers are also required to protect tenants from harassment from the housing provider's employees, contractors, agents, and third parties, including other tenants and guests of other tenants. If a housing provider knows or should have known about the harassment, the housing provider must take prompt action to correct and end the harassment.
- The Civil Rights Division (CRD) of California's Department of Housing and Community Development (HCD) has a "[Harassment Prevention Guide](https://url.usb.m.mimecastprotect.com/s/AkHBCM7n37lvRPykhkzS8uKFo?)" (Sept. 2022) available online.
- **Repercussions for Violations**
 - Tenant can file complaint with HCD's CRD, and CRD may investigate and enforce.
 - Tenant can file a private civil action against the housing provider and recover actual damages and punitive damages and obtain injunctive relief (i.e., a court order that requires the landlord to do something or stop doing something).
- **Key Limitation** - FEHA generally only protects tenants from harassment directed at them because of a protected characteristic (e.g., race, national origin, gender, sexual orientation, disability, etc.). If a housing provider is harassing a tenant for reasons that

have nothing to do with this, then the conduct is likely outside the scope of FEHA.

- **Unruh Civil Rights Act** - Also protects tenants from harassment based on the tenant's age, citizenship, primary language, and immigration status (among other characteristics covered by FEHA).
- **Civil Code § 1940.24**
 - Unlawful for housing providers to harass tenants with the intent to terminate the tenancy.
 - Actions that qualify as harassment:
 - Stealing from the tenant.
 - Committing extortion (wrongful use of force or fear, or under color of official right to get the tenant to give consent to something the tenant doesn't want to do)
 - Using, or threatening to use, force, willful threats, or menacing conduct in a manner that interferes with the tenant's quiet enjoyment of the rental unit.
 - Entering the tenant's rental unit without advance notice, tenant's consent, or an emergency.
 - **Repercussions for Violations** - Tenant can file a private civil action against housing provider and recover civil penalties (\$2,000 per violation).
- **Civil Code § 789.3**
 - Unlawful for housing providers to disconnect utilities, change the locks, remove doors/windows, or remove a tenant's belongings with the intent to terminate the tenancy.
 - **Repercussions for Violations** - Tenant can file a private civil action against landlord and recover actual damages and civil penalties (up to \$100 per day per violation with the floor for statutory penalties starting at \$250 per cause of action).
- **Civil Code § 1954**
 - Except in cases of emergency, a housing provider cannot enter a tenant's unit without reasonable advance notice or the tenant's consent.
- **Breach of Contract**
 - Harassment may violate the terms of the lease agreement. For example, if the lease says the rental unit comes with a parking spot and the housing provider takes the parking spot away to harass the tenant, then the tenant may have a breach of lease claim against the housing provider.
 - **Repercussions for Violations** - Tenant can file a private civil action against housing provider and recover actual damages and, potential, specific performance of the terms of the lease.

Staff has identified the following as "**Key Decision #2,**" for which direction will be sought during the February 11 City Council meeting: Does the majority of the City Council want to adopt the Anti-Harassment Ordinance as proposed?

KEY DECISION #3 - Dispute Resolution/Mediation

Some cities offer dispute resolution and/or mediation services to their residents by way of City staff, City Attorney(s), volunteer groups, formal Mediation Boards, and other third-party providers. Because the City of Claremont does not have any staff who are trained on providing professional dispute resolution or mediation services, if the City Council is interested in offering dispute resolution or mediation services to assist with housing provider/tenant related disputes, staff recommends that the City Council direct staff to pursue a third-party provider. Staff received quotes from three providers, all of whom provide services at an hourly rate between \$400 and \$425 per hour. It is important to note

that dispute resolution/mediation services are not the same as arbitration, as decisions or recommendations made by the mediators would not be binding.

If the City Council is interested in this concept, staff will conduct formal vendor interviews; develop a scope of work with the selected vendor; enter into a professional services agreement; and advertise the available service(s) to the community. As there is no current budget for mediation services, staff would have to bring an item to the City Council, identifying funding and requesting an appropriation to fund a contract. Staff would work with the selected vendor to monitor the contract budget and the mediator's case load, and would provide an update to the City Council in one year to address the actual usage and to determine whether or not the contract should be on-going.

Staff has identified the following as **"Key Decision #3,"** for which direction will be sought during the February 11 City Council meeting: Does the City Council wish to pursue a contract for third-party dispute resolution/mediation services, for which the City would pay to provide said services to assist with housing provider/tenant disputes at no cost to the housing provider/tenant?

KEY DECISION #4 - Rental Registry Feasibility Analysis

Background

A rental registry is a database of rental properties that includes detailed information about the property owner and the rental property. Among the information a registry could provide is tenant changes, initial rents, subsequent rent increases and evictions. It could also ask housing providers to provide the names of property owners, lease terms, utilities that are covered by rent rates and reasons for any non-renewal or evictions. Under these kinds of programs, housing providers are typically required to register their properties, pay a fee and submit information about their units on an annual basis. Housing providers have raised concerns with the implementation of rental registries, citing administrative and cost burdens as well as privacy concerns.

Rental registries may be established for the purpose of implementing rent stabilization programs, however, they could also be used for the collection of data to support other affordable housing and tenant programs, to monitor compliance with State laws relating to rent stabilization (i.e. AB 1482), or to serve as a deterrent to landlords who might want to raise rents higher than State law allows.

Below are some examples of cities who have implemented rental registries.

	Population	Rental Registry Vendor	Estimated number of rental units in city	Does the City have rent stabilization that is more restrictive than AB 1482?
Palo Alto	28,216	3Di	11,754	No
Cudahy	22,657	HdL	5,084	Yes
Bell Gardens	39,263	CitizenServe	7,262	Yes
Inglewood	103,628	3Di	22,471	Yes
West Hollywood	35,358	HdL	18,432	Yes
Pasadena	151,576	3Di	12,802	Yes

Pomona	163,683	HdL (program currently on pause)	18,646	Yes
Santa Ana	310,304	3Di	41,033	Yes
Alameda	75,353	3Di	15,208	Yes
Culver City	40,357	HdL	8,947	Yes
Beverly Hills	32,406	3Di	8,042	Yes
Half Moon Bay	11,105	Tolemi	1,274	Yes
Salinas	159,506	Tolemi	22,794	Yes

Based on the collective experience of other cities who have implemented rental registries, staff secured cost estimates from the following rental registry vendors:

- 3Di
- Tolemi
- HdL

At this time, since staff does not have the authority from the City Council to formally pursue a rental registry contract, formal vendor interviews and contract negotiations were not conducted. Should the City Council authorize staff to procure rental registry software, staff will interview service providers, negotiate a multi-year contract, and make a recommendation to the City Council at a later date to include a proposed contract amount with a selected rental registry vendor.

Software Cost Estimates

The estimated costs detailed in this section reflect the cost of rental registry software only and do not include the cost of staff time or consultant time (for project management purposes), which would be additional required costs. Such costs are described in more detail later in this analysis.

Vendor: 3Di	
Year 1 Estimated Cost Range	\$81,600 - \$87,600
Year 2 Estimated Cost Range	\$54,180 - \$60,480
Year 3 Estimated Cost Range	\$56,889 - \$63,504

Vendor: HdL	
Annual Estimated Cost is dependent upon the actual number of rental units. For reference, SCAG has estimated that there are 4,160 renter households in Claremont, and the City's Financial Services Department has identified 141 potential "account holders" (based on business license holders who have two or more rental units).	There is a \$15,000 implementation cost, plus \$20 per account and \$9 per unit that would be retained by HdL. For example, for a 4 unit apartment building, it would be a total of \$56 (\$20 per account + \$9 x 4 units=\$36). The "per unit" cost would increase each year based on CPI. Staff estimates annual costs to start at \$60,000 and increase each year based on CPI as described above.

Vendor: Tolemi	
Annual Estimated Cost is dependent upon the actual number of rental units. For reference, SCAG has found there are 4,160 renter households in Claremont.	\$20 per unit would be retained by Tolemi. Staff roughly estimates the annual cost would be around \$83,200.

In summary, based on cost estimates received from three reputable vendors, annual rental registry costs for the City of Claremont would range between \$60,000 and \$87,600 in Year 1 and between \$54,180 and \$83,200 in subsequent years. In the price models proposed by Tolemi and HdL, the annual cost would be based largely on the actual number of rental units. Additionally, it should be noted that at least one-third of Measure A funds will be distributed to local jurisdictions, so there is a possibility that Claremont may have the opportunity to utilize Measure A funding towards a Claremont Rental Registry; however, at this time, the dollar amount that Claremont will receive is unknown.

Additional Estimated Costs

Staff was not able to identify any City that has a rental registry and does not have any designated City staff positions who provide internal and external rental registry support. Additionally, City of Claremont staff spoke with staff from other cities who have rental registries (Burbank, Ventura, and Pomona) as well as rental registry vendors to verify that rental registries are generally not implemented without support from City staff, even when there is third-party consultant support involved, which is rare. Some examples of staff time would include contract management (with the software provider and/or a third-party rental registry consultant); data collection and analysis; public information/community outreach; and customer service.

In addition to staff time, there is the option to contract with a consultant who specializes in rental registry development and management. Most cities structure their rental registries in a way where City staff works directly with the software provider to implement and manage rental registries; however, the City of Pasadena contracted with Bhyv Consulting to assist them with establishing a rental registry and to develop a staffing plan for Pasadena's Rental Housing Board. The total contract cost was \$425,000, which breaks down to an approximate \$250/hour consultant rate. Specifically, the rental registration component of their contract (which involved researching rent registry programs; executing a vendor contract for database build; implementation; providing technical support for rent registry; and outreach) cost \$250,000.

Summary

At this time, staff is requesting policy direction from the City Council regarding whether or not it is interested in pursuing a rental registry (not rent stabilization). If the City Council directs staff to implement a rental registry, the next steps would be for staff to conduct formal vendor interviews; negotiate a multi-year contract; and make a recommendation to the City Council at a later date to include a proposed contract amount with a selected rental registry vendor. It should also be noted that prior to the posting of the February 11 meeting material, one public comment was received, which can be found in Attachment B.

Due to the high cost associated with hiring a specialized consultant, staff does not recommend that the City Council pursue consultant support for a Claremont Rental Registry at this time. In the event the City Council elects to establish a rental registry strictly for the purpose of gathering data, staff would recommend the addition of at least one full-time position to support the maintenance of the registry. If the registry is established to support additional programs, including but not limited to rent

stabilization and enforcement, additional staff may be required.

Staff has identified the following as “**Key Decision #4**,” for which direction will be sought during the February 11 City Council meeting: Should staff move forward with the next steps to establish a Claremont Rental Registry (as described above)?

Rent Stabilization

In most cities that have a Rental Registry, one of the core purposes of the Rental Registry is to compile the data needed for implementation of local rent stabilization; however, a rent stabilization ordinance is not being presented to the City Council for its consideration tonight. Because a Rental Registry is often a precursor to rent stabilization, staff compiled information regarding previous ballot measures relating to rent stabilization, rent control, and rental housing control for the City Council to consider during its discussion.

Proposition 33 (2024): “Expands Local Governments’ Authority to Enact Rent Control on Residential Property”

Overview: Proposition 33 was on the November 5, 2024 ballot. If it had passed, Prop 33 would have repealed the Costa-Hawkins Rental Housing Act (Cal. Civil Code § 1954.50, *et seq.*) (Costa-Hawkins). Enacted in 1995, Costa-Hawkins limits local rent control laws in three main ways:

First, rent control cannot apply to any single-family homes. Second, rent control cannot apply to any housing built on or after February 1, 1995. Third, rent control laws generally cannot tell landlords what they can charge a new renter when first moving in. Instead, rent control can only limit how much landlords increase rent for existing renters. *Source: Analysis by the Legislative Analyst on Prop 33, available at <https://voterguide.sos.ca.gov/propositions/33/analysis.htm>.*

By repealing Costa-Hawkins, Proposition 33 would have allowed cities and counties to control rents for any housing. It also would have allowed cities and counties to limit how much a landlord may increase rents when a new renter moves in. Proposition 33 also would have prevented the State of California from taking future actions to limit local rent control. *Source: Analysis by the Legislative Analyst on Prop 33, available at <https://voterguide.sos.ca.gov/propositions/33/analysis.htm>.*

Claremont Voter Results

Out of 23,508 registered Claremont voters, 18,845 cast ballots and 17,373 voted on Proposition 33.

“Yes” Votes: A "yes" vote supported repealing the Costa-Hawkins Rental Housing Act (1995), thereby allowing cities and counties to limit rent on any housing and limit the rent for first-time tenants and adding language to state law to prohibit the state from limiting "the right of any city, county, or city and county to maintain, enact or expand residential rent control."	6,778 (39%)
“No” Votes: A "no" vote opposed repealing Costa-Hawkins Rental Housing Act, which prohibits rent control on single-family homes and houses completed after February 1, 1995.	10,595 (61%)

Statewide, Proposition 33 failed - 60.0% “no” votes to 40.0% “yes” votes.

Proposition 21 (2020): “Expands Local Governments’ Authority to Enact Rent Control on Residential Property”

Overview: Proposition 21 would have replaced the Costa-Hawkins Rental Housing Act (Costa-Hawkins), which as noted above, was passed in 1995. Prior to the enactment of Costa-Hawkins, local governments were permitted to enact rent control, provided that landlords would receive just and reasonable returns on their rental properties. Costa-Hawkins continued to allow local governments to use rent control, except on (a) housing that received a certificate of occupancy after February 1, 1995, and (b) housing units with “separately alienable” title, such as condos, townhouses, and single-family homes.

Proposition 21 would have allowed local governments to adopt rent control on housing units, except on (a) housing that was first occupied within the last 15 years and (b) units owned by natural persons who own no more than two housing units with separate titles, such as single-family homes, condos, and some duplexes, or subdivided interests, such as stock cooperatives and community apartment projects. Under Costa-Hawkins, landlords were allowed to increase rent prices when a tenant moves out (a policy known as vacancy decontrol). Proposition 21 would have required local governments that adopt rent control to allow landlords to increase rental rates by 15 percent during the first three years following a vacancy. *Source: Ballotpedia.*

Claremont Voter Results

Out of 23,465 registered Claremont voters, 19,881 cast ballots and 18,809 voted on Proposition 21.

“Yes” Votes: A “yes” vote supported this ballot initiative to allow local governments to enact rent control on housing that was first occupied over 15 years ago, with an exception for landlords who own no more than two homes with distinct titles or subdivided interests.	8,265 (44%)
“No” Votes: A “no” vote opposed this ballot initiative, thereby continuing to prohibit rent control on housing that was first occupied after February 1, 1995, and housing units with distinct titles, such as single-family homes.	10,544 (56%)

Statewide, Proposition 21 failed - 59.9% “no” votes to 40.1% “yes” votes.

Proposition 10 (2018): “Expands Local Governments’ Authority to Enact Rent Control on Residential Property”

Overview: Proposition 10 was an initiated state statute that would have repealed the Costa-Hawkins Rental Housing Act (Costa-Hawkins), thus allowing counties and cities to adopt rent control ordinances that regulate how much landlords can charge tenants for any type of rental housing. Proposition 10 would have also stated that a local government's rent control ordinance shall not abridge a fair rate of return for landlords. Source: Ballotpedia.

Claremont Voter Results

Out of 21,512 registered Claremont voters, 15,829 cast ballots and 15,225 voted on Proposition 21.

“Yes” Votes: A “yes” vote supported allowing local governments to adopt rent control on any type of rental housing, thus repealing the Costa-Hawkins Rental Housing Act.	7,302 (48%)
“No” Votes: A “no” vote opposed the initiative, thus keeping the Costa-Hawkins Rental Housing Act and continuing to prohibit local governments from enacting rent control on certain buildings.	7,923 (52%)

Statewide, Proposition 10 failed - 59.4% “no” votes to 40.6% “yes” votes.

LEGAL REVIEW

The draft ordinance has been reviewed and approved as to form by the City Attorney.

RELATIONSHIP TO CITY PLANNING DOCUMENTS

Staff has evaluated the agenda item in relationship to the City's strategic and visioning documents and finds that it applies to the following City Planning Documents: Council Priorities, Sustainable City

Plan, General Plan, and the 2024-26 Budget.

CEQA REVIEW

This item is not subject to environmental review under the California Environmental Quality Act (CEQA).

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the City Clerk's Office.

Submitted by:

Adam Pirrie
City Manager

Prepared by:

Katie Wand
Deputy City Manager

Attachments:

A - Anti-Harassment Ordinance
B - Public Comment

ORDINANCE NO. 2025-**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADDING CHAPTER 8.35 ("PROHIBITION OF TENANT HARASSMENT") TO TITLE 8 ("HEALTH AND SAFETY") OF THE CLAREMONT MUNICIPAL CODE, PROHIBITING THE HARASSMENT OF TENANTS**

WHEREAS, effective January 1, 2020, the Tenant Protection Act of 2019, Assembly Bill 1482 ("AB 1482") added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code; and

WHEREAS, AB 1482's just cause eviction provisions expressly authorize local agencies (like the City of Claremont) to adopt ordinances that are "more protective" than AB 1482's just cause eviction provisions, in which case, the "more protective" local ordinance will apply to non-exempt residential real property (Civ. Code § 1946.2(g)(1)(B)); and

WHEREAS, tenants living in rental units are especially vulnerable to landlord harassment due to the shortage of other available affordable rental housing and lack of accessible remedies; and

WHEREAS, housing advocates report that some unscrupulous landlords have been constructively evicting long-term tenants by engaging in harassing conduct in order to coerce vacancies, and thereby charge higher market rate rents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council finds the foregoing recitals and their findings to be true and correct, and hereby incorporates such recitals and their findings into this ordinance.

SECTION 2. Environmental Review. The City Council finds and determines that the adoption of this Ordinance is not subject to the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the adoption of this Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this Ordinance will have a significant effect on the environment.

SECTION 3. Findings. The City Council has the power to enact an ordinance, not in conflict with general laws, as necessary to protect public peace, health, and safety, via exercise of the powers provided to cities in Article XI, Section 7, of the California Constitution, and in compliance with Government Code sections 36931 through 39637. The adoption of this ordinance furthers the preservation of the public peace, health, and safety in at least the following respects:

- A. The City of Claremont is experiencing a housing affordability crisis, which is driving homelessness and displacement of residents to an unprecedented scale.

When a household spends more than 30 percent of its income on housing costs (i.e. is “rent burdened”), it has less disposable income for other necessities such as health care. In the event of unexpected circumstances, such as loss of income or health problems, households with burdensome housing costs are more likely to become homeless. In Claremont, approximately 52.4% of renter-households use more than 30% of their incomes to cover housing costs, and of those renter-households, approximately 44.2% spend 35% or more of their income on housing costs (2014-2019 ACS 5-Year Estimates).

- B. As the cost of housing in Southern California continues to rise, homelessness has become more prevalent. According to the Greater Los Angeles Homeless Street Count, the number of unsheltered individuals counted in Claremont has steadily increased over the past four years. In 2020, 17 unsheltered individuals were counted in Claremont. In summer 2024, the Los Angeles Homeless Services Authority released data from the Count, which resulted in an estimated range of 33-36 unhoused people in Claremont.
- C. Starting in April of 2020, Claremont’s residential tenants were generally protected from evictions by a variety of temporary COVID-19-related governmental measures, such as: (1) the California Judicial Council’s temporary emergency measures which effectively provided for a moratorium on all evictions; (2) the State of California’s eviction moratorium (ultimately codified through Assembly Bill 3088 (2020), Senate Bill 91 (2021), and Assembly Bill 81 (2021)); and (3) the County of Los Angeles’ Tenant Protections Resolution; and the City of Claremont’s Moratorium on Certain “No Fault” Residential Evictions (Ord. No. 2022-07). However, those measures have now expired or have been lifted.
- D. The City has determined, both through direct residential tenant complaints and through information available on a regional basis, that tenants throughout the Los Angeles County region have reported experiencing a surge of no-fault eviction notices and threats of eviction. In response to such threats and notices, other municipalities in this region, including the County of Los Angeles and the Cities of Los Angeles, Long Beach, Pasadena, Burbank, Alhambra and Pomona have adopted tenant protection ordinances.
- E. In the summer of 2022, the City started to receive reports from tenants that at least one local landlord was using an exception in AB 1482’s “just cause” eviction protections to evict tenants based on the landlord’s plans to “substantially remodel” their units (as that term is defined in AB 1482). AB 1482’s rent stabilization provisions do not apply to new tenancies. As a result, “substantial remodel” evictions are one way a landlord can raise rents above the annual limits in AB 1482. On its own, AB 1482 does not require a landlord to provide proof that it had plans to remodel the unit, nor does it require a landlord to complete the “substantial remodel” in order to raise the rent for the new tenancy.
- F. On May 23, 2023, the City Council for the City of Claremont adopted Ordinance 2023-02 adding Chapter 8.34 to the Claremont Municipal Code. For certain residential rental properties in Claremont, Ordinance 2023-02 created heightened

tenant protections for “substantial remodel” evictions that, among other things, requires a landlord to provide proof that it is “substantially remodeling” a unit before it can terminate an existing tenancy.

- G. In the summer of 2022, the City also started to receive reports from tenants that at least one local landlord was harassing and/or retaliating against its tenants. The tenants expressed concern that AB 1482’s rent stabilization provisions had incentivized landlords to resort to harassment and/or retaliation to impel their tenants to move out. Once the units were re-rented, the landlord could raise rent above the limits in AB 1482. Over the past two and a half years, the City has continued to receive reports of this harassment and/or retaliation.
- H. Tenants living in rental units are especially vulnerable to landlord harassment due to the shortage of other available affordable rental housing and lack of accessible remedies.

SECTION 4. Code Amendment. Chapter 8.35 (“Prohibition of Tenant Harassment”) is hereby added to Title 8 (“Health and Safety”) of the Claremont Municipal Code to read as follows:

8.35.000 Purpose of chapter and relationship to State and Federal laws.

The purpose of this chapter is to fill gaps in existing protections provided to residential tenants under state, federal, and local laws to prohibit and deter tenant harassment by landlords in all rental units, including single-family residences and condominiums. This chapter provides an aggrieved tenant with a private right of action and affirmative defense in eviction, ejectment, and other actions.

It is the City's intent that its residential tenants be afforded the strongest protections available under the law. If any other governmental entity (including, without limitation, the United States Government, the State of California, and the County of Los Angeles) adopts stronger anti-harassment protections that apply to residential tenants in the City of Claremont, then the stronger tenant protections shall prevail, and the City shall not enforce conflicting tenant protections in this chapter.

8.35.010 Definitions. The following words and phrases, whenever used in this chapter, shall be construed as defined in this section.

“Landlord” means any owner, lessor, sublessor, manager, and/or person, including any firm, corporation, partnership, or other entity, having any legal or equitable right of ownership or possession or the right to lease or receive rent for the use and occupancy of a rental unit, and whether acting as principal or through an agent or representative or successor of any of the foregoing.

“Rental unit” means any building, structure, or portion thereof that is rented or offered for rent for living, dwelling, and/or human habitation purposes. The term “rental unit” includes the land and buildings appurtenant to the premises being offered for living, dwelling, and/or human habitation purposes, and all housing services, privileges,

furnishings, and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities.

“Tenant” means any tenant, subtenant, lessee, sublessee, or any other person entitled to reside in a rental unit within the City of Claremont.

8.35.020 Tenant Harassment. Tenant harassment is prohibited. Tenant harassment is defined as a landlord’s knowing and willful course of conduct directed at a specific tenant or tenants that causes detriment and harm, and that serves no lawful purpose, including, but not limited to, the following actions:

- A. Reducing or eliminating housing services required by a lease, contract, or law, including the elimination of parking if provided in the tenant’s lease or contract except when necessary to comply with a court order or local, state, or federal law, or to create an accessory dwelling unit or additional housing.
- B. Failing to perform and timely complete necessary repairs and maintenance required by local, state, or federal housing, health, or safety laws; or failure to follow applicable local, state, or federal laws to minimize exposure to noise, dust, lead paint, asbestos, or other building materials with potentially harmful health impacts.
- C. Abusing the right of access into a rental unit as established and limited by California Civil Code Section 1954, including entering, photographing, or filming portions of a rental unit that are beyond the scope of a lawful entry or inspection.
- D. Threatening a tenant, by word or gesture, with physical harm.
- E. Misrepresenting to a tenant that the tenant is required to vacate a rental unit or enticing a tenant to vacate a rental unit through an intentional misrepresentation or through intentional concealment or intentional omission of a material fact.
- F. Threatening or taking action to terminate any tenancy including service of any notice to quit or other eviction notice or bringing action to recover possession of a rental unit based on one or more facts which the landlord either knows to be false or could have determined through reasonable diligence were false. No landlord shall be liable under this subsection for bringing an action to recover possession of a rental unit unless and until the tenant has obtained a favorable termination of that action.
- G. Threatening to engage or engaging in any act or omission which renders the rental unit unfit for human habitation and occupancy.
- H. Refusing to acknowledge or accept receipt of lawful rent payments of rent or other charges as set forth in the lease agreement or as established by the usual practice of the parties or applicable law.

- I. Inquiring as to the immigration or citizenship status of a tenant, prospective additional tenant, occupant, or prospective additional occupant of a rental unit, or requiring any of these people to make any statement, representation, or certification concerning their immigration or citizenship status.
- J. Disclosing or threatening to disclose to any person or entity information regarding the immigration or citizenship status of a tenant, whether in retaliation for engaging in legally protected activities, to influence them to vacate the rental unit, or for any other reason. No landlord shall be liable under this subsection for disclosing information pursuant to a lawful court order.
- K. Retaliating, threatening to retaliate, or interfering with tenant organizing activities, including forming or participating in tenant associations and unions.
- L. Demanding information from a tenant that violates the tenant's right to privacy, including, but not limited to, demanding disclosure of the tenant's residency or citizenship status or social security number, except as authorized by law.
- M. Other repeated intentional acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace, or quiet of a tenant(s) and that cause, are likely to cause, or are committed with the objective to cause a tenant(s) to surrender or waive any rights in relation to such tenancy.

8.35.030 Affirmative Defense. A tenant may use the protections afforded in this chapter as an affirmative defense in unlawful detainer, ejectment, and other actions when their landlord engages in actions constituting tenant harassment as defined in this article and other applicable laws.

8.35.040. Private Right of Action; Civil Penalties.

A. Private Right of Action.

An aggrieved tenant under this chapter, or any person, organization, or entity who will fairly and adequately represent the interests of one or more aggrieved tenants under this chapter, may institute civil proceedings as provided by law, against any landlord violating any of the provisions of this chapter and any person who aids, facilitates, and/or incites another to violate the provisions of this chapter, regardless of whether the rental unit remains occupied or has been vacated due to harassment.

B. Remedies.

- 1. A tenant prevailing in court under this chapter may be awarded compensatory damages, rent refunds for reduction in housing services, reasonable attorney's fees and costs, imposition of civil penalties up to \$10,000 per violation depending upon the severity of the violation, tenant relocation, and other appropriate relief, as adjudged by the court.

2. If a tenant prevailing under this chapter is older than 65 years or disabled when any of the harassing conduct occurred, the court may impose additional civil penalties up to \$5,000 per violation depending upon the severity of the violation.
3. Any landlord violating any of the provisions of this chapter, and any person who aids, facilitates, and/or incites another to violate the provisions of this chapter may be enjoined therefrom by a court of competent jurisdiction.
4. The remedies in this section are not exclusive nor do they preclude any tenant from seeking any other remedies, penalties and punitive damages, as provided by law.

C. Landlord Notice.

A civil proceeding or small claims case initiated under this chapter alleging any violation of this chapter may only be commenced only after the tenant provides at least thirty days advance written notice to the landlord of the alleged violation, and the landlord fails to respond to the notice and/or take corrective action within thirty days of receipt of such written notice.

8.35.050 Lawful Evictions. Nothing in this chapter shall be construed as preventing lawful evictions of a tenant by appropriate legal means.

8.35.060 Severability. If any provision of this chapter is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this chapter which can be implemented without the invalid provisions, and to this end, the provisions of this chapter are declared to be severable. The City Council hereby declares that it would have adopted this chapter and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

SECTION 5. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption in accordance with Government Code Section 36937.

SECTION 6. Posting of Ordinance. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to its passage and adoption. The City Clerk shall cause a summary of this Ordinance to be published or posted as required by law. In accordance with Government Code Section 8634, this Ordinance and any amendments, extensions, and rescissions thereof shall be given widespread publicity and notice.


PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2025.

Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont

Katie Wand

From: Russ Binder [REDACTED]
Sent: Tuesday, December 10, 2024 1:35 PM
To: Katie Wand
Subject: Re: Fw: Tenant Protections Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Katie!

I appreciate your quick and detailed response. I don't mean to be a bother, but I'm trying to understand all the issues surrounding the rental registry and rent stabilization.

Are the public comments listed on the website? If so, could you send me the link? I searched but saw only the outgoing public comments, not the ones from the public.

If not, is there another way to review them? Is this matter being discussed in one or another commission meeting? If so, which one?

I'd also like to start by submitting my own public comment, which has already been made public in the Courier. There's much more to bring to light, but the Courier has a 700-word limit.

<https://claremont-courier.com/more-local-news/viewpoint-rental-registry-and-rent-stabilization-are-misguided-risky-ideas-80513/>

 Viewpoint: Rental registry and rent stabilization are misguided, risky ideas

November 10th, 2024

by Russ Binder

At nearly every City Council meeting, Claremont Tenants United urges the council to create a rental registry, which is typically a system maintained and administered by the city government intended to track rental properties and their landlords. Goals include ensuring compliance with housing regulations and protecting tenants' rights. Landlords would be required to register their rental units and provide details about their properties, including ownership information and possibly tenant details. Each rental unit would likely be assessed a recurring registration fee.

Rent stabilization vs. rent control

Rent stabilization and control are both government policy tools that share many of the same socialist ideas. The key difference is rent stabilization controls the rate of rent increases, while rent control sets strict limits on rent increases, often freezing rents at a given level.

Economic and structural impacts

Claremont's properties rent at the levels they do because people believe they are worth it. If renters did not believe so, they would rent elsewhere. Rent stabilization's artificial and arbitrary price manipulation and distortion of free market forces may benefit a small (albeit noisy) group of renters in the short-term. It does so at the expense of Claremont's landlords and the city's long-term affordability/desirability.

To be effective, rent stabilization must set rents and/or increase rates below prevailing free market levels. Landlords' profits would then become squeezed between declining revenue and increasing costs for utilities, insurance and property taxes. Investing in rental property would gradually become unprofitable, forcing landlords to cut costs or

bail.

Maintenance and appearance expenses are often cut first. This gradually diminishes the look of the community, reducing the perceived value of living in Claremont. Rent stabilization might provide short-term benefits to some but can cause properties to become run-down and decrease property values for everyone in the long-term. At their worst, these programs risk sentencing Claremont to the unintended consequences experienced by other rent control cities.

To stop the bleeding, landlords may instead choose to sell property, often to owner/occupiers. This reduces the availability of existing affordable rental housing. Rent stabilization actually may keep existing units' rents artificially high by disincentivizing new construction of affordable housing. Being unable to rent newly built units at a profit obviates the need to build them at all.

A rental registry is costly to create and adds layers of bureaucracy, administration and enforcement. Claremont's finance director estimated first year costs of creation and operation at around \$350,000, with ongoing annual costs of around \$300,000. Claremont's chief of police estimated the cost of a single additional enforcement officer at \$100,000 per year, all in. The fees collected from landlords would likely not cover these programs' costs, requiring a perpetual periodic contribution from Claremont's general fund.

In fairness to all, these programs must be entirely self-funded. Any surplus the city may have, now or in the future, should be put to more universally beneficial use, such as reducing the shortfall in funding our net pension obligations.

Santa Monica: a cautionary tale In the late 1970s, Santa Monica adopted tough rent control rules. As a result, properties and then communities began falling into disrepair. This in turn drove real estate investors away. It was the beginning of Santa Monica's epic death spiral. Their Third Street Promenade now serves as a harbinger of what could happen in Claremont if the city follows a similar path.

Conclusion

Claremont should permanently opt out of enacting rent stabilization and never create a rental registry ... because they *don't work*. These programs require unmanageable complexity, egregious startup and operation costs and require a high, long-term level of commitment. Their side effects include limiting/reducing existing rentals and discouraging new rental construction. These are selfish, socialist programs that cap entrepreneurs' upsides and financially penalize landlords and renters (and possibly all taxpayers). They risk making Claremont a less affordable, less desirable and more difficult place to live. These results are surely counter to the housing objectives of Claremont Tenants United, the City of Claremont and the State of California. For these reasons, a rental registry and rent stabilization should be immediately and permanently dropped from any and all further discussion or consideration. Thanks again for your help on this.

Regards,

Russ Binder

On Tue, Dec 10, 2024 at 9:15 AM Katie Wand <kwand@claremontca.gov> wrote:

Good morning,

I added you to the interest list!

The background image shows a park scene. In the foreground, there is a large, modern sculpture made of curved, metallic-looking plates. To the right, a building with a tiled roof and large windows is visible. The sky is blue with some trees in the background.

TENANT PROTECTIONS UPDATE

February 11, 2025



Background

- In 2022, several Claremont residents who are long-time renters in large apartment complexes reported that their landlords were threatening to evict them so that they could “substantially remodel” their units and raise rents.
- In response to these concerns, at its regular meeting on October 25, 2022, the City Council approved an urgency ordinance and a regular ordinance that placed a six-month temporary moratorium on certain “no fault” residential evictions due to a property owner’s intent to substantially remodel the tenant’s unit in the City of Claremont.
- At that time, the City Council also directed staff to conduct stakeholder and community outreach to gather feedback on additional tenant protection ordinances (i.e. permanent no fault eviction and rent stabilization ordinances).



Community Outreach

City staff made a concerted effort to reach Claremont renters as well as property owners who lease property in Claremont:

- Mailed postcards (all multi-family units)
- Mailed letters (single-family residences)
- City Manager weekly newsletter
- Dedicated page on City website
- Social media
- City Letter
- Listening Sessions



Requests from Claremont Housing Providers

- Consider the increasing costs for property owners to operate rental properties (utilities, insurance, property tax, business license, and property management/labor).
- AB 1482 went into effect on January 1, 2020, which was shortly before the COVID-19 emergency protections went into effect. Consider that during this time, property owners were not able to evict tenants (even if they were not paying rent), resulting in a financial loss to property owners.
- Consider that some tenants have still not paid their arrears in full and as such, since 2020, property owners have not been receiving the rental income that they need to pay their mortgage and other expenses.
- For these reasons, rent stabilization that is more limiting than AB 1482 should not be imposed. Create a rental assistance program instead.



Requests from Claremont Tenants

- Increase relocation assistance for tenants who are evicted at no-fault.
- Exempt certain populations from no-fault evictions during the academic year.
- Only exempt owner-occupied duplexes from tenant protection ordinances.
- Create a new position (i.e., Hearing Officer) to enforce ordinances.
- Develop a fee-generating rental registry.
- Impose right of first refusal if eviction is based on the owner substantially remodeling the tenant's unit (with no increase in the rental rate).
- Impose rent stabilization caps that are more limiting than AB 1482.



Outcome

- On May 23, 2023, the Claremont City Council adopted a “Just Cause Eviction” Ordinance, which went into effect on June 22, 2023 (codified in Chapter 8.34 of the Claremont Municipal Code).
- On April 25, 2023, the City Council voted to allocate \$1 million in American Rescue Plan Act (ARPA) funding to fund the Claremont Temporary Housing Stabilization and Relocation Program. Due to the high demand for rental assistance, on April 23, 2024, the City Council voted to allocate an additional \$680,000 towards the program.
- The City Council chose not to pursue a “Rent Stabilization” Ordinance at that time.



Outcome

- The City Council requested that the potential inclusion of “anti-harassment language” in the City’s Just Cause Eviction Ordinance be further considered after outreach to housing providers and tenants.
- The City Council requested that staff present cost options and additional information during their City Council Priorities/Budget Discussion for the 2024-26 budget cycle pertaining to the feasibility of additional staffing/programming associated with the collection and management of Claremont-specific rental housing data.



City Council Objective

In April 2024, the City Council approved the following work plan item as part of the 2024-26 City Council Priorities and Objectives:

Continue to explore and promote resources for people experiencing housing instability and/or displacement, including:

- The feasibility of implementing a Claremont Rental Registry and rent stabilization;*
- Provide rental assistance/incentives to eligible property owners and tenants through the Claremont Temporary Housing Stabilization and Relocation Program;*
- Consider adding self-governing “anti-harassment” language to the City’s Just Cause Eviction Ordinance; and*
- Consider funding “dispute resolution” and/or “mediation” services to address landlord/tenant disputes.*



Tonight's Report

Tonight, staff is seeking **policy direction** from the City Council on four key decisions:

- **#1:** Should the Claremont Temporary Housing Stabilization and Relocation Program be phased out once the Los Angeles County Affordable Housing Solutions Agency (LACAHS) establishes a permanent rental assistance program funded by Measure A?
- **#2:** Does the majority of the City Council want to adopt the Anti-Harassment Ordinance as proposed?
- **#3:** Does the City Council wish to pursue a contract for third-party dispute resolution/mediation services, for which the City would pay to provide said services to assist with housing provider/tenant disputes at no cost to the housing provider/tenant?
- **#4:** Should staff move forward with the next steps to establish a Claremont Rental Registry ?



KEY DECISION #1 - Claremont Temporary Housing Stabilization and Relocation Program

- Since the **temporary** program's inception, rental assistance has been provided to over 200 of Claremont's most vulnerable tenant households.
 - Over 150 of these households are low-, very low-, or extremely-low income, and about half of these households are on fixed incomes.
- In the first program cycle (July 1, 2023 – June 30, 2024), the total amount expended was \$354,967.
- As of January 31, 2025, \$347,025 has been spent during the second cycle (July 1, 2024 – June 30, 2025), with several additional applications in the process of being reviewed.



Impact on Staff Resources

- Due to the program's success, significant staffing resources have been required to review applications, meet with applicants, and process payments.
- When staff provided a program update to the City Council in April 2024, the conservative estimated cost of staff time spent on this program was \$65,000.
- Since then, 150+ renewals were processed for Program Cycle 2, and applications continue to be processed on an ongoing basis. The current estimated cost of staff time, to date, is well over \$150,000.
- In addition to emergency rental assistance payments, 150+ subsidy payments are issued each month, which has resulted in an approximate 20-25% increase in workload for Accounts Payable staff alone.



Measure A

- LA County voters recently approved Measure A, which is a ½ cent sales tax Countywide that is anticipated to generate over \$1 billion annually.
- It is staff's understanding that the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) has been tasked with developing guidelines for a **permanent** rental assistance program using Measure A funds, which would be administered at a regional level.
- It is anticipated that these program guidelines will be developed and implemented within the next three to six months.



KEY DECISION #1 - Claremont Temporary Housing Stabilization and Relocation Program

Should the Claremont Temporary Housing Stabilization and Relocation Program be phased out once LACAHSa establishes a permanent rental assistance program funded by Measure A?



Proposed Anti-Harassment Ordinance

- Based on City of Los Angeles' Anti-Harassment Ordinance (as amended in December of 2024)
- Harassment = “a landlord’s knowing and willful course of conduct directed at a specific tenant or tenants that causes detriment and harm, and that serves no lawful purpose”
- Self-Governing
 - Affirmative defense in eviction action
 - Private right of action (\$10,000 per violation + \$5,000 if tenant is 65+), but tenant must provide notice and opportunity to cure before filing legal action
 - City does not play a role in resolving disputes



KEY DECISION #2 - Anti-Harassment Ordinance

Does the majority of the City Council want to adopt the Anti-Harassment Ordinance as proposed (Attachment A)?



KEY DECISION #3 – Dispute Resolution/Mediation

- Some cities offer dispute resolution and/or mediation services to their residents by way of City staff, City Attorney(s), volunteer groups, formal Mediation Boards, and other third-party providers.
- Because the City of Claremont does not have any staff who are trained on providing professional dispute resolution or mediation services, if the City Council is interested in offering these services to assist with housing provider/tenant related disputes, staff recommends that the City Council direct staff to pursue a third-party provider.



Estimated Cost

- Staff received quotes from three providers, all of whom provide services at an hourly rate between \$400 and \$425 per hour.
- It is important to note that dispute resolution/mediation services are not the same as arbitration, as decisions or recommendations made by the mediators would not be binding.



Next Steps

- If the City Council is interested in this concept, staff will conduct formal vendor interviews; develop a scope of work with the selected vendor; enter into a professional services agreement; and advertise the available service(s) to the community.
- As there is no current budget for mediation services, staff would have to bring an item to the City Council, identifying funding and requesting an appropriation to fund a contract.
- Staff would work with the selected vendor to monitor the contract budget and the mediator's case load, and would provide an update to the City Council in one year to address the actual usage and to determine whether or not the contract should be on-going.



KEY DECISION #3 – Dispute Resolution/Mediation

Does the City Council wish to pursue a contract for third-party dispute resolution/mediation services, for which the City would pay to provide said services to assist with housing provider/tenant disputes at no cost to the housing provider/tenant?



KEY DECISION #4 – Rental Registry

- Tonight, staff is seeking **policy direction** from the City Council regarding whether or not it is interested in pursuing a rental registry (not rent stabilization).
- Should the City Council direct staff to pursue the implementation of a rental registry, an ordinance would come back at a later date for City Council consideration that would outline specific information pertaining to how the rental registry would operate and who it would impact.



Rental Registry Overview

- A rental registry is a database of rental properties that includes detailed information about the property owner and the rental property.
- Among the information a registry could provide is tenant changes, initial rents, subsequent rent increases and evictions. It could also ask housing providers to provide the names of property owners, lease terms, utilities that are covered by rent rates and reasons for any non-renewal or evictions.
- Under these kinds of programs, housing providers are typically required to register their properties, pay a fee and submit information about their units on an annual basis.



Estimated Costs

- Based on the collective experience of other cities who have implemented rental registries, staff secured cost estimates from three reputable rental registry vendors.
- It is estimated that annual rental registry costs for the City of Claremont would range between \$60,000 and \$87,600 in Year 1 and between \$54,180 and \$83,200 in subsequent years.
- In the event the City Council elects to establish a rental registry strictly for the purpose of gathering data, staff would recommend the addition of at least one full-time position to support the maintenance of the registry. The estimated annual cost for one additional position is \$140,000.



Next Steps

- In the event the City Council elects to establish a rental registry strictly for the purpose of gathering data, staff would recommend the addition of at least one full-time position to support the maintenance of the registry.
- Staff would move forward with conducting formal vendor interviews; negotiating a multi-year contract; and making a recommendation to the City Council at a later date to include a proposed contract amount with a selected rental registry vendor.
- A Rental Registry Ordinance would also need to come back at a later date for City Council consideration that would outline specific information pertaining to how the rental registry would operate and who it would impact.



KEY DECISION #4 – Rental Registry

Should staff move forward with the next steps to establish a Claremont Rental Registry (as described in this presentation)?



Key Decisions

- #1:** Should the Claremont Temporary Housing Stabilization and Relocation Program be phased out once the Los Angeles County Affordable Housing Solutions Agency (LACAHSa) establishes a permanent rental assistance program funded by Measure A?
- #2:** Does the majority of the City Council want to adopt the Anti-Harassment Ordinance as proposed?
- #3:** Does the City Council wish to pursue a contract for third-party dispute resolution/mediation services, for which the City would pay to provide said services to assist with housing provider/tenant disputes at no cost to the housing provider/tenant?
- #4:** Should staff move forward with the next steps to establish a Claremont Rental Registry ?



**CLAREMONT CITY COUNCIL
MEETING MINUTES**

Tuesday, February 11, 2025 – 6:30 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Mayor Calaycay called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE – In honor of Carolyn Whitman, Thelma Jean Bogus, and Terry Ray Lepper.

ROLL CALL

PRESENT COUNCILMEMBER: CALAYCAY, LEANO, MEDINA, REECE, STARK

ABSENT COUNCILMEMBER: NONE

EARLY DEPARTURE COUNCILMEMBER: REECE (Left the meeting at 8:08 PM)

ALSO PRESENT Adam Pirrie, City Manager; Jamie Earl, Assistant City Manager; Alisha Patterson, City Attorney; Jeremy Swan, Director of Community Services; Brad Johnson, Director of Community Development; Jeremy Starkey, Director of Finance; Melissa Vollaro, Director of Human Services; Shelley Desautels, City Clerk; Jamie Costanza, Deputy City Clerk

CLOSED SESSION REPORT

There was no closed session meeting.

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

Sandra Grajeda, Tri-City Mental Health Authority Governing Board Community Member, and Ontson Placide, Tri-City Mental Health Authority Executive Director, were introduced.

The City Council recognized Ron Vera, outgoing Tri-City Mental Health Authority Governing Board Community Member.

The City Council received an update from Katherine Loeser, Claremont Helen Renwick Library Manager.

FEDERAL HOLIDAYS

Washington's Birthday, February 17, 2025

MAYOR AND COUNCIL

Council Items – None

Council Assignment Reports

This item starts at 21:05 in the archived video.

Councilmember Reece provided an update on recent Gold Line activity and shared the Glendora to Pomona route should open in July or August 2025.

Councilmember Leano reported on the Tri-City Mental Health stakeholder meeting and encouraged all to attend upcoming Tri-City Board meetings.

Mayor Calaycay reported he was elected to serve as Secretary of Treasurer for the San Gabriel Valley Mosquito and Vector Control District, re-elected to serve on the County of Los Angeles Library Commission and Vice Chair of the City Selection Committee.

CITY MANAGER REPORT

This item starts at 23:44 in the archived video.

City Manager Pirrie reported that City offices will be closed Monday, February 17, resulting in trash collection being delayed by one day, the draft Parks Facilities and Improvements Plan is now available for public review, and invited all to a community workshop on March 1 for wildfire preparedness. Lastly, he reported sandbags are available at all Claremont fire stations in anticipation of the upcoming rain.

PUBLIC COMMENT

This item starts at 27:05 in the archived video.

Mayor Calaycay invited public comment.

City Clerk Desautels announced no written public comment had been received.

Eleanor Eye, Claremont resident, questioned the current Library hours and expressed concern regarding the current Library schedule.

Unidentified speaker, Claremont resident, spoke against the recent Planning Commission decision regarding short term rentals and asked the City Council to allow short term rentals without limitations.

Elizabeth Meian spoke in support of short-term rentals as a short-term rental helps support her in-laws.

Unidentified speaker spoke in support of allowing short-term rentals in Claremont with reasonable regulations.

Rachel Forester, Claremont resident, expressed concern regarding dumping that takes place around and near apartment complexes.

Brian Trunik urged the City Council to fulfill the legal obligations placed upon Motel 6 by the Architectural Commission. He expressed concern regarding issues currently taking place at Motel 6 as well as the abandoned Greyhound station.

Jason Henry encouraged the use of comprehensive wellness tools to increase morale and productivity in the workplace.

Unidentified speaker spoke in support of short-term rentals and suggested short-term rental regulations be amended to allow small casitas on a property to be rented out on a short-term basis.

Darvin Gomez, Claremont resident, expressed concern regarding the recently planted Ficus trees at the Motel 6 property.

There were no other requests to speak.

Mayor Calaycay closed public comment.

City Manager Pirrie responded the Greyhound station has been leased and tenant improvement plans have been submitted and the City will remind Motel 6 about proper care of the Ficus trees.

CONSENT CALENDAR

This item starts at 58:55 in the archived video.

Councilmember Medina pulled Item No. 3 from the Consent Calendar.

Mayor Calaycay invited public comment on Consent Calendar Items No. 1 and 2.

City Clerk Desautels announced no written public comments had been received on Consent Calendar Items No. 1 and 2.

There were no requests to speak.

Mayor Calaycay closed public comment.

Councilmember Reece moved to approve Consent Calendar Items No. 1 and 2, seconded by Councilmember Stark, and carried on a vote as follows:

AYES: ***Councilmember – Calaycay, Leano, Medina, Reece, Stark***
NOES: ***Councilmember – None***

1. Adoption of a Resolution Approving the City Warrant Register
Adopted Resolution No. 2025-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID, dated January 30, 2025.
2. City Council Minutes of January 28, 2025 (Special and Regular)
Approved the special and regular City Council meeting minutes of January 28, 2025.
3. Annual Hotel/Motel Report for Calendar Year 2024 (Funding Source: General Fund)
This item was removed from the Consent Calendar.

Item Removed from the Consent Calendar

3. Annual Hotel/Motel Report for Calendar Year 2024 (Funding Source: General Fund)

This item starts at 1:01:15 in the archived video.

Katie Wand, Deputy City Manager, responded to a question from the City Council regarding calls for service.

Mayor Calaycay invited public comment.

City Clerk Desautels announced no written public comments had been received on this item.

Vickie Noble, Claremont resident, spoke in support of the City Interdepartmental Team (CIT) and their efforts to address criminal and nuisance activity at hotels/motels around the City.

Jim Keith spoke in support of the efforts enforcing the hotel/motel ordinance and monitoring the hotels/motels.

Darvin Gomez requested additional communication be provided when CIT meetings are delayed/cancelled.

Charles Hepperle spoke in support of successfully addressing issues taking place at the hotels/motels and asked that adjacent property owners be considered.

Brian Trunik, Claremont resident, expressed concern regarding Motel 6 and expressed concern regarding those smoking weed in the parking lots of Motel 6.

There were no other requests to speak.

Mayor Calaycay closed public comment.

The City Council received and filed the annual Hotel/Motel Report for calendar year 2024.

PUBLIC HEARINGS – None

ORDINANCE

4. Urgency Ordinance Temporarily Suspending Requirements in the Hotel/Motel Ordinance (CMC Chapter 16.101) that Interfere with Hotels and Motels Renting Rooms to Individuals Displaced by Wildfires in Los Angeles County (Funding Source: General Fund)

This item starts at 1:15:24 in the archived video.

City Manager Pirrie highlighted the staff report and responded to questions from the City Council regarding the ordinance applying to all hotels/motels in the City, and potential amendment of the urgency ordinance to address existing issues at hotels/motels.

Mayor Calaycay invited public comment.

City Clerk Desautels announced no written public comments had been received on this item.

Brian Trunik, Claremont resident, expressed concerns that identification will not be required when renting a room.

Unidentified speaker shared the experience of his friend having to move from hotel to hotel and stated that his friend represents people that are getting left behind.

There were no other requests to speak.

Mayor Calaycay closed public comment.

Councilmember Medina suggested the City Council set a date to review the urgency ordinance for possible issues or extensions needed after the Governor's Executive Order is set to expire, April 7, 2025.

Councilmember Reece suggested staff closely monitor extended stays and spoke in support of Councilmember Medina's suggestion.

Councilmember Stark spoke in support of Councilmember Medina's suggestion.

City Manager Pirrie suggested the proposed ordinance automatically expire on April 9 so the City Council may review the ordinance at its April 8 meeting if the Governor's Executive Order is still in place.

Councilmember Leano spoke in support of City Manager Pirrie's suggestion but asked that staff be aware and address any negative issues that may arise.

Councilmember Stark moved to adopt Ordinance No. 2025-01, AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ENACTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 36934 AND 36937 TEMPORARILY SUSPENDING REQUIREMENTS IN THE HOTEL/MOTEL ORDINANCE (CMC CHAPTER 16.101) THAT INTERFERE WITH HOTELS AND MOTELS RENTING ROOMS TO GUESTS DISPLACED BY WILDFIRES IN LOS ANGELES COUNTY amending the term of the ordinance to automatically expire on April 9, 2025 unless extended by the City Council, seconded by Councilmember Medina, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark
NOES: Councilmember – None

Councilmember Stark moved to find this item is exempt from environmental review under the California Environmental Quality Act (CEQA), seconded by Councilmember Leano, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Reece, Stark
NOES: Councilmember – None

Councilmember Reece announced that he will be recusing himself and be absent from the discussion on Administrative Item No. 5 as he believes he has a conflict of interest due to a financial interest in rental property. Councilmember Reece further explained that he has requested guidance from the Fair Political Practices Commission (FPPC) on whether he can participate in discussions related to tenant protection measures; however, has not yet received a response.

The City Council recessed at 8:08 PM.
The City Council reconvened at 8:18 PM.

ADMINISTRATIVE ITEM

5. Provide Direction on Tenant Protection Measures, Including: (1) Tenant Assistance; (2) Introduction and First Reading of an Anti-Harassment Ordinance; (3) Dispute Resolution and Mediation Services; and (4) a Local Rental Registry (Funding Sources: General Fund and American Rescue Plan Act (ARPA) Fund)

This item starts at 1:50:40 in the archived video.

Katie Wand, Deputy City Manager, gave a PowerPoint presentation.

Deputy City Manager Wand responded to questions from the City Council regarding the Claremont Temporary Housing Stabilization and Relocation Program cycle funding, tenant/landlord disputes, capital improvement costs, number of rental units in Claremont, LLCs and property owners, and hard to reach communities.

Mayor Calaycay invited public comment.

City Clerk Desautels announced 60 written public comments had been received on this item.

Unidentified speaker stated that Claremont Tenants United was created to address a large corporation taking over an apartment complex and shared that mental health is connected to housing.

Michael Boos, Claremont resident, shared his experience as a renter and stated his future of living in Claremont is at risk if the City Council does not take action to support renters.

Sam Susa, Claremont resident, spoke in support of a rental registry to oversee rental properties in Claremont.

Gene Boutillier, Housing Claremont, spoke in support of the proposed anti-harassment ordinance as well as the creation of a rental registry.

Unidentified speaker spoke in support of key decisions and more specifically a Claremont rental registry.

Bill Ruh, Citrus Valley Association of Realtors, spoke in opposition of a rental registry and urged the City Council to explore alternative solutions that prioritize both tenants and landlords.

Unidentified speaker spoke in support of tenant protections specifically a rental registry.

Miriam urged the City Council to help tenants.

Elaine Thompson spoke in support of taking immediate action that would protect tenants.

Unidentified speaker urged the City Council to establish a rental registry in order to gain information and adopt the proposed anti-harassment ordinance.

Unidentified speaker asked all to keep in mind that property owner costs have increased and be mindful of any additional costs that property owners must bear.

Phillipe Hernandez, Claremont High School student and resident, spoke in support of tenant protections and believes the protections would allow him to move out on his own in Claremont when the time comes.

Steve Ocribs, Claremont High School student and resident, urged the City Council to adopt the proposed anti-harassment ordinance and establish a rental registry.

Margaret, Claremont Tenants United, expressed concern regarding high rent increases.

Russ Binder, Claremont resident, expressed concern regarding the establishment of a Claremont rental registry as he believes establishment would lead to rent stabilization.

Lynn Gianakos shared her negative experiences with owning rental properties.

William Baker spoke in support of the existing tenant protections in AB 1482.

Darryl McCance believes the City does not have a landlord/tenant problem; there is a housing affordability issue.

Unidentified speaker expressed concern regarding Councilmember Reece's recusal and spoke in support of AB 1482 as it addresses tenant stability and protection as well as property owners' rights.

Heather, Claremont resident, asked the City Council to take action regarding rent increases that occur every year as she feels she will be forced out of Claremont.

Gwen Tucker, Scripps College student and member of Inclusive Claremont, urged the City Council to create a rental registry and adopt the proposed anti-harassment ordinance.

Jesus Rojas, Apartment Association of Greater Los Angeles, spoke against all four key decisions and highlighted the letter submitted by the Association.

Unidentified speaker urged the City Council to establish a rental registry as the data would provide a lot of needed information.

Unidentified speaker urged the City Council to establish a rental registry so the City Council could use that information to help all tenants and landlords.

Lydia Hernandez spoke in support of establishing a rental registry that would meet Claremont specific needs and hopes that funds received from Measure A could be used to help address housing.

Unidentified speaker, Claremont resident, urged the City Council to establish a rental registry as it would promote transparency and accountability.

Naomi McCool emphasized that long term stable renters leads to safe and vibrant communities.

There were no other requests to speak.

Mayor Calaycay closed public comment.

The City Council recessed at 10:13 PM.

The City Council reconvened at 10:19 PM.

Ms. Wand, City Manager Pirrie, Brad Johnson, Director of Community Development, and City Attorney Patterson, continued to respond to questions from the City Council regarding LACAHSAs funding, in-lieu fee potentially used for the Claremont Temporary Housing Stabilization and Relocation Program, Housing Element and HCD evaluation of a rental registry, Code Enforcement's evaluation, health and safety standards, rental registry creating a community, rent registry data collection, privacy of leases and various tenant/landlord information, open-ended rental registry, existing laws addressing tenant/landlord harassment, and the City of Los Angeles anti-harassment ordinance versus City proposed ordinance.

The City Council discussed key decisions one through four and made the following motions:

KEY DECISION 1. Should the Claremont Temporary Housing Stabilization and Relocation Program be phased out once LACAHSAs establishes a permanent rental assistance program funded by Measure A?

Councilmember Leano moved to maintain the Claremont Temporary Housing Stabilization and Relocation Program through Program Cycle 4 and re-evaluate the program once the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) produces a program budget for a permanent rental assistance program using Measure A funds, which would be administered at a regional level, seconded by Councilmember Medina, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Stark

NOES: Councilmember – None

ABSENT: Councilmember – Reece

KEY DECISION 2. Does the majority of the City Council want to adopt the Anti-Harassment Ordinance as proposed?

Councilmember Stark moved to:

A. Introduce for first reading and that reading be by title only, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADDING CHAPTER 8.35 ("PROHIBITION OF TENANT HARASSMENT") TO TITLE 8 ("HEALTH AND SAFETY") OF THE CLAREMONT MUNICIPAL CODE, PROHIBITING THE HARASSMENT OF TENANTS; and

B. Direct staff to conduct stakeholder outreach before second reading of the anti-harassment ordinance;

Seconded by Councilmember Leano, and carried on a roll call vote as follows:

AYES: Councilmember – Leano, Medina, Stark

NOES: Councilmember – Calaycay

ABSENT: Councilmember – Reece

KEY DECISION 3. Does the City Council wish to pursue a contract for third-party dispute resolution/mediation services, for which the City would pay to provide said services to assist with housing provider/tenant disputes at no cost to the housing provider/tenant?

Councilmember Medina moved to not pursue a contract for a third-party dispute resolution/mediation service as County services are already available, seconded by Mayor Calaycay, and carried on a roll call vote as follows:

AYES: Councilmember – Calaycay, Leano, Medina, Stark

NOES: Councilmember – None

ABSENT: Councilmember – Reece

KEY DECISION 4. Should staff move forward with the next steps to establish a Claremont Rental Registry?

Councilmember Stark moved to direct staff to move forward with the next steps to establish a Claremont Rental Registry, seconded by Councilmember Leano, and failed on a roll call vote as follows:

AYES: Councilmember – Leano, Stark

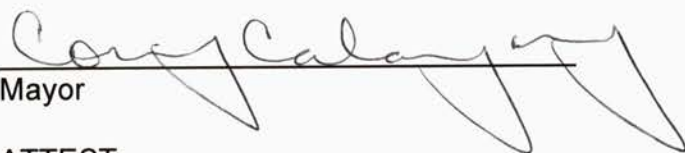
NOES: Councilmember – Calaycay, Medina

ABSENT: Councilmember – Reece

The City Council directed staff to bring the discussion back to the City Council regarding a rental registry if the FPPC determines Councilmember Reece does not have a conflict of interest and can participate.

ADJOURNMENT

Mayor Calaycay adjourned the regular meeting of the Claremont City Council at 12:17 AM. The next regular meeting of the Claremont City Council will be held on Tuesday, February 25, 2025, at 6:30 PM, in the Claremont Council Chamber.



Mayor

ATTEST:



Deputy City Clerk