



Tenant Protection Ordinance Fact Sheet (revised 7/13/19)

This fact sheet pertains to Pasadena Municipal Code, Title 9, Chapter 9.75, Tenant Protection, (the "Tenant Protection Ordinance" or "TPO"). The TPO provides the following:

Landlord Provision of Fact Sheet to Tenants (9.75.050)

Landlords are required to provide this TPO Fact Sheet to all current tenants.

Relocation and Moving Expense Allowances (9.75.060)

Landlords are required to pay monetary relocation and moving expense allowances ("TPO Assistance") to tenants displaced from their rental units due to the following circumstances: 1) demolition; 2) change in property ownership within 18 months of which the landlord provides the tenant with a notice of: a) tenancy termination, b) eviction, and/or c) rent increase which exceeds 5% plus the percentage change in the Consumer Price Index ("CPI") over the 12-month period prior to the date of the rent increase notice; 3) permanent removal of a unit from the rental market; 4) occupancy by landlord or landlord's family member; or 5) government order to vacate.

Multifamily rental properties with two or more units on a single parcel are subject to TPO. Single-family homes and condominium units are exempt from TPO. The displacement of tenants from housing owned by educational institutions under certain circumstances are also subject to TPO.

To be eligible for TPO Assistance, tenants must be in good standing with a household income not exceeding 140% of the Los Angeles County area median income. Also, tenants who have maintained continuous tenancy for a period of at least 10 years are eligible for increased TPO Assistance amounts. Current income limits and TPO Assistance amounts are shown on the back of this Fact Sheet.

Temporary Relocation (9.75.070)

Landlords shall pay a temporary relocation allowance to tenants who are required to relocate temporarily to comply with City, state, or federal housing, health, building and safety laws. The temporary relocation amount is equal to two (2) times the daily pro-rata portion of the tenant's current rent. The tenant shall not be required to pay rent during the period which temporary housing is required. The Landlord shall pay the costs of moving and storage if tenant's personal property is required to be moved from the rental unit. Temporary relocation shall not be subject to termination of tenancy. Tenant shall have the right to reoccupy their rental unit upon landlord's completion of the compliance work. If temporary relocation exceeds 120 days, the landlord may terminate tenancy but shall pay TPO Assistance per section 9.75.060.

Remedies (9.75.080)

Landlords who fail to provide relocation assistance as required shall be liable in a civil action to the tenant for damages in the amount of the relocation fee the landlord has failed to pay. A civil penalty in the amount of five hundred dollars (\$500) and reasonable attorney's fees and costs determined by the court shall also be paid by the landlord. The court may also award punitive damages in a proper case. A tenant and/or the City, may enforce the provisions of this Chapter by means of a civil action.

RELOCATION ALLOWANCE AND MOVING EXPENSE ALLOWANCE
Effective July 13, 2019

Relocation Allowance: 2.5 times the monthly Fair Market Rent (“FMR” published by HUD).

# Bedrooms	HUD FMR	Relocation Allowance
Single-Room Occupancy	\$869 (75% 0-Br)	\$2,173
0	\$1,158	\$2,895
1	\$1,384	\$3,460
2	\$1,791	\$4,478
3	\$2,401	\$6,003
4	\$2,641	\$6,603

Moving Expense Allowance: Paid in addition to the Relocation Allowance:

Household Members	Moving Expense Allowance
All household members are adults	\$1,338
Household w/ dependents, seniors, persons w/ disability	\$4,033

Income Eligibility: The gross annual household income of a tenant in good standing must not exceed 140% of the area median income for Los Angeles County. The current income limits are:

Household size = 1 person	140% median income = \$71,610
Household size = 2 persons	140% median income = \$81,900
Household size = 3 persons	140% median income = \$92,120
Household size = 4 persons	140% median income = \$102,340
Household size = 5 persons	140% median income = \$110,530
Household size = 6 persons	140% median income = \$118,720

Additional TPO Assistance for Long-Time Tenancy: Tenants under the TPO-covered displacement circumstances and who have a continuous tenancy period of at least 10 years are eligible for increased TPO Assistance. For each year of tenancy after the 10th anniversary, the amount of the “base” Relocation and Moving Expense Allowance amounts (shown above) are increased by 10% annually until reaching the maximum allowable TPO Assistance at 200% of the base amounts.

For more information please contact:

- **City of Pasadena Housing Department**, Jim Wong, Senior Project Manager, 649 N. Fair Oaks Ave., Suite 202, Pasadena, CA 91109, (626) 744-8316 or jwong@cityofpasadena.net
- **Housing Rights Center** - Pasadena Office at Jackie Robinson Center, 1020 N. Fair Oaks Ave., Pasadena, CA 91103, (626) 791-0211, www.housingrightscenter.org