

RESOLUTION NO. 115-16

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
ESTABLISHING THE AMOUNT OF THE TEMPORARY AND PERMANENT
RELOCATION PAYMENT IN ACCORDANCE WITH CHAPTER 11.102 OF THE
RICHMOND MUNICIPAL CODE ENTITLED RELOCATION REQUIREMENTS FOR
TENANTS OF RESIDENTIAL RENTAL UNITS**

WHEREAS, the “Richmond Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance” initiative was passed by the voters in the City of Richmond on November 8, 2016; and

WHEREAS, the Richmond Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance requires that landlords seeking to recover possession under certain sections of that ordinance must make relocation payments to each tenant in amounts to be determined by the City Council through a Relocation Ordinance; and

WHEREAS, the provision of such relocation payments shall help to mitigate the challenges faced by tenants who are ordered to vacate a rental unit through no fault of the tenant; and

WHEREAS, a first reading of a “Relocation Ordinance” (RMC 11.102) was approved by the City Council at their meeting on December 6, 2016; and

WHEREAS, in accordance with Section 11.102.050 of the Relocation Ordinance, the amount of the Permanent and Temporary Relocation Payment shall be determined periodically by a resolution of the City Council;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Richmond that pursuant to Chapter 11.102 of the Richmond Municipal Code, entitled Relocation Requirements for Tenants of Residential Rental Units, Landlords shall provide a Relocation Payment to each Eligible Tenant in the amounts set forth in the Relocation Payment Fee Schedule.

**Relocation Payment Fee Schedule
R.M.C. 11.102.050
Established December 20, 2016**

“Relocation Payment” means the per unit payment required to be paid by any Landlord on a pro-rata share to an Eligible Tenant who takes action to terminate tenancy for reasons set forth in Section 11.102.030, separate from any security or other refundable deposits as defined in California Code Section 1950.5.

Permanent Relocation Payment

Amounts shown are for Fiscal Year 2016-17 and shall be adjusted annually based on the change in the Consumer Price Index (All Urban Consumers – San Francisco-Oakland-San Jose region).

PERMANENT RELOCATION PAYMENT				
Owner Move-In (R.M.C. 11.100.050(a)(6))			Withdrawal from Rental Market (R.M.C. 11.100.050(a)(7))	
Maximum Cap per Unit Type (a) (b)	Base Amount	Qualified Tenant Household Amount (c)	Base Amount	Qualified Tenant Household Amount (c)
Studio	\$3,400	\$3,950	\$6,850	\$7,850
1 Bedroom	\$5,250	\$6,050	\$10,500	\$12,100
2+ Bedroom	\$7,150	\$8,200	\$14,250	\$16,400

Note:

- (a) If a Rental Unit is occupied by one Tenant then the entire per unit Relocation Payment shall be paid to the Tenant. If more than one Tenant occupies the Rental Unit, the total amount of the Relocation Payments shall be paid on a pro-rata share to each Eligible Tenant.
- (b) The Relocation Payments will be calculated on a per Rental Unit basis, distributed on a per Tenant basis, and includes a maximum cap per Rental Unit.
- (c) A "Qualified Tenant Household" is any household that includes at least one Tenant that is a Senior Citizen, Disabled, or has at least one minor dependent child as defined in R.M.C. 11.102.020(a) and (l).

Sources: City of Santa Monica, 2016; American Community Survey, 2011-2015 (Table B25064).

Temporary Relocation Payment

TEMPORARY RELOCATION PAYMENT

Substantial Repairs

(R.M.C. 11.100.050(a)(5))

<u>Per Diem Description</u>	<u>Amount</u>	<u>Term (a)</u>
Hotel or Motel	\$145	<i>per day per household</i>
Meal Expenses	\$29	<i>per day per person</i>
Laundry	\$1	<i>per day per household</i>
Pet Accommodations	Cat - \$28	<i>per day per animal</i>
	Dog - \$51	<i>per day per animal</i>

Note:

(a) Applicable amounts shall be paid on a weekly basis, calculated on a daily basis, at a minimum. Alternatively, the Landlord may provide comparable housing located in Richmond. In such case, the Landlord shall provide per diem payments until the Tenant and their possessions have been moved into the comparable Rental Unit.

Sources: City of Santa Monica, 2016; General Services Administration, 2016.

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held December 20, 2016, by the following vote:

AYES: Councilmembers Beckles, Martinez, McLaughlin, and Vice Mayor Myrick.
NOES: Mayor Butt.
ABSTENTIONS: Councilmember Pimplé.
ABSENT: Councilmember Bates.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER

City Attorney
State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 115-16**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 20, 2016.


Pamela Christian, Clerk of the City of Richmond