

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, March 5, 2019, in the Council Chambers in City Hall of said City.

Following the Pledge of Allegiance to the flag of our Country, Mayor Butts called the City Council into joint session with the Successor Agency, Housing Authority, Finance Authority, and Joint Powers Authority at the hour of 2:03 p.m.

The City Clerk/Successor Agency Secretary/Housing Authority Secretary/Finance Authority Secretary/Joint Powers Authority Secretary announced the presence of a quorum as follows:

Present: Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman/Joint Powers Authority Chairman Butts/Council Members/Successor Agency Members/Housing Authority Members/Finance Authority Members/Joint Powers Authority Members Dotson, Padilla, Morales and Franklin; and
Absent: None.

City/Successor Agency/Housing Authority/Finance Authority/Joint Powers Authority officials and personnel present were as follows:

Yvonne Horton	City Clerk/Secretary*
Wanda Brown	City Treasurer/Treasurer*
Artie Fields	City Manager/Executive Director*
Ken Campos	City Attorney/General Counsel*
David Esparza	Asst. City Manager/CFO
Aisha Thompson	Deputy City Clerk

* Serves as indicated for the Successor Agency, Housing Authority, Finance Authority, and Joint Powers Authority

PUBLIC COMMENTS – AGENDA ITEMS. Mayor/Successor Agency Chairman/Housing Authority Chairman/Finance Authority Chairman/Joint Powers Authority Chairman Butts inquired if there were any persons present who wished to address the City Council/Successor Agency/Housing Authority/Finance Authority/Joint Powers Authority on any item on the Agenda.

The following people spoke concerning CI-1, Initiative by Mayor James T. Butts, Jr., recommending the introduction and adoption of an Emergency Ordinance imposing a 45-day moratorium (with the option to extend for an additional ten (10) months and 15 days (total of one-year) limiting rent increases to 5% per year on certain residential properties within the City of Inglewood.

Francis Taylor
Jeloni Hendricks
Caesar Prize
April Hooper
Name
Tiffany Wallace
Julia Wallace
Pastor Victor Cyrus Franklin
Name
Johnathan Yeager, LAFLA
Ray Davis, 2nd District
Kish (No last name given)
Antonio Hicks
Gruthie Perez
Aulugen Patadele

Council Initiative:

James T. Butts, Jr. –

127.2

MAYORAL INITIATIVE: ORDINANCE NO. 19-07 INTRODUCED AND ADOPTED – 45-DAY MORATORIUM LIMITING RENT INCREASES TO 5% PER YEAR ON CERTAIN RESIDENTIAL PROPERTIES. Initiative by Mayor James T. Butts, Jr., dated March 5, 2019, was presented recommending the introduction and adoption of an Emergency Ordinance imposing a 45-day moratorium (with the option to extend for an additional ten (10) months and 15 days (total of one-year)) limiting rent increases to 5% per year on certain residential properties within the City of Inglewood.

Mayor Butts stated that rents in Inglewood have been increasing since the end of 2012 along with Housing prices. He stated that although the City has just started receiving complaints about the increase in rents, which were attributed to the construction of the new stadium, the reality was that rents have been going up throughout the South Bay and the State of California. He further commented that the city of Inglewood has, in whole number per capita, more affordable housing than any city in the South Bay. He stated that the average rents in Inglewood, even to this day, are lower than average for the State of California. Mayor Butts further expounded on why it was necessary to submit this initiative for City Council consideration. He stated when it comes to programs such as First Time Homebuyers, Affordable Housing, and Section 8 Vouchers, no city in the South Bay can compare to Inglewood.

Mayor Butts commented that what caught the City Council's attention was an email received from a resident named Julie LaBeach. He stated that she and her neighbors received a notice that their rent would be increased by 40%. He commented that another resident received a notice increasing their rent by 138%. Mayor Butts stated he contacted the company and spoke to the managing partner of the Limited Liability Company to ascertain if the rent increase notices were true.

Council Member Morales left the Council Chambers at the hour of 2:49 p.m., and returned at 2:54 p.m.

Mayor Butts stated that the managing partner verified the rent increases, and explained that the company purchased the properties from the previous owner (who owned the property for decades) for more than four times the original purchase amount. The managing partner informed Mayor Butts the company was also investing in the properties by making capital improvements, which the previous owner did not do, although the rents were kept low. Mayor Butts commented that the investors are fearful that rent control will be enacted one day, so they start off with extremely high rents. Mayor Butts expressed that this specific action would have forced about 70 people between the two properties to leave, and that was unacceptable.

Mayor Butts conveyed that he met with the managing partner, and subsequently spoke with him after the initial meeting. Mayor Butts stated his position was while the company had every right to capitalize and recoup their investment, there is a social cost associated with change. He stated that social cost must be included in the equation when making a purchase within the city. He further explained that the two of them collectively agreed upon a multi-tiered solution in which: 1) The rent increase would be rescinded to June 1st after which the owner would increase the rents modestly, and the resident would have 30 days to decide if they would be able to pay the increase; 2) If the resident were not able to pay the increase, they would be given the option to move to one of the company's other properties where rents were lower, with no deposit, and not paying rent for the last month to make the relocation seamless; or they would receive a \$10,000 relocation allowance.

The Mayor further commented that the Council's curiosity led to the development of a web-based survey requesting that residents submit information regarding rental increases (of what he recollects was 25% or higher). The Mayor stated that he received information where rents were increased as low as 2%, and as high as 138%. As it pertains to the rents that were increased by significant amounts, the Mayor stated they

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came to a resolve through negotiations. He further explained that the cause of the significant rent increases was due to purchasing property at market value, and the transference of ownership. Mayor Butts stated he figured that the City could negotiate with those landlords to assist them in understanding that options need to be given to people. He reiterated that is the social cost that needs to be included in the calculus of building turnover. The Mayor urged everyone to understand that this day was inevitable. He acknowledged that it may have been accelerated by Inglewood being such a commodity now, but the day was coming soon nevertheless.

Mayor Butts commented that the onus is now on the City Council to derive a plan that provides the residents with options, while not unilaterally hurting the “mom and pop” owners (who own the majority to the property in Inglewood) that have kept their rents low. He stated freezing the rents right now where the owners could not upgrade or rehabilitate their property would be unfair. Mayor Butts stated that 18 unique submissions were received through the website survey whose increases ranged from 2% to 138%. He stated the average was a 53% increase which signaled that something needed to be done. Mayor Butts insured the community that this is not a binary equation, rent control or no rent control, and this is not black and white. He further commented that everyone running a building is not a National Corporate Investor. He assured everyone that there are people in this town that are housing providers who provide housing to the 65% of the city’s rent population, and have been doing so for decades. He stated that the City Council has to develop a policy that is fair and does not take away people’s property rights to own their property, or to make profit. Mayor Butts also commented that the City Council will not allow apartment buildings to be emptied out in mass. Mayor Butts explained that the Moratorium is a time out, because as soon as the City Council discusses this topic, people would panic, and owners may try to suddenly raise rents to circumvent what the City Council is trying to ultimately accomplish. He stated, with certainty, if the City Council votes for the moratorium, something will be done.

Council Member Padilla thanked everyone who came out to speak about this important issue, stating he feels their passion. He stated that everyone is impacted due to the increases, even those that own income property. He further stated that the City Council will have to find a balance. Council Member Padilla commented that the City Council is receiving input from the community to consider, as well as what they see so they can make an informed decision on what is best for the city. He also stated that a comprehensive staff report will be presented to the City Council to further look into the matter. He assured the community that the Council hears both sides, and the best decision will be made for the community.

Council Member Dotson thanked everyone for coming out and assured the community that their voices are being heard and that the City Council will come up with the best decision possible.

Council Member Franklin stated that the residents’ voices are being heard by this City Council. He stated that the City Council has reached out to the residents by asking them to complete the online survey and encouraged everyone to complete it. Council Member Franklin stated that the City Council will garner the information received, along with all the input, to come up with a decision that is best for the community. He stated that his office receives many complaints from residents about their dilapidated property and their slum lords. He informed everyone that the Mayor’s initiative is a work in progress. Council Member Franklin stated the Council has identified that there is a bonafide, genuine issue that needs to be addressed with the balance of tenants and landlords that will impact the city. Lastly, Council Member Franklin encouraged everyone to complete the survey so that the City Council can come up with a fair decision.

Council Member Morales stated that for months the City Council has said no rent control due to the economy addressing itself. He also stated that the City Council started noticing the effects of the various projects coming to Inglewood and how people were being affected by rent increases. He stated that the City of Inglewood has lower rents than other cities, and the City Council cannot hide away from the fact that some of the investors, that were created by the opportunities here in the city, have come in due to the

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stability and the growing economy, have increased rents a ridiculous amount. He commented this is why the online survey was prompted. He stated that because Mayor Butts brought the issue of rent stabilization to the City Council, it allows them to address the issue, and have a discussion. Council Member Morales explained that the 45-day Moratorium is just a “pause” to allow the City Council to address with careful thought and consideration this situation.

Council Member Morales stated that Mom and Pop owners who have lived here and sacrificed a lot to build something for themselves, should not be treated as if they are investors coming from the outside in gauging residents. He also stated that the Mom and Pops rarely raise their rents, and they enjoy their residents and should not be punished. Lastly, he stated he believes 5% increase at this time is reasonable, to allow the City Council to make a decision. He inquired if renters are protected within the 45-day for “Just Cause.”

Mayor Butts stated if renters are kicked out of their homes due to this Moratorium, the owner of that property will have to deal with the City Council.

Council Member Morales inquired if “Just Cause” can be added to the Moratorium.

Mayor Butts asked the City Attorney if “Just Cause” can be added to the Moratorium without noticing.

City Attorney, Ken Campos, affirmed.

Council Member Morales stated that if “Just Cause” isn’t added to the Moratorium that could be a flaw that is extracted so he would like to make that as part of his motion. He also stated that the Moratorium being put in place allows the City Council to answer calls, and emails and learn more about the issue. He stated that the City Council wants to get it right.

It was moved by Council Member Morales, and seconded by Council Member Franklin that the City Council does hereby include the “Just Cause” in the 45-day Moratorium. The motion was rescinded.

Mayor Butts inquired of the City Attorney, would it be legal if the City Council makes a motion that the Ordinance be amended to include for the next 45 days, that there will be no evictions but for “Just Cause?”

City Attorney, Ken Campos stated the ordinance could be amended, and “Just Cause” should be defined, if included.

Mayor Butts stated “Just Cause” needs to be really thought out. He stated that it would be easier if the City Council said for 45 days there would be no evictions allowed but for criminality, illegal drug use, or something of that sort.

Council Member Morales stated the problem with that is that the Council may not cover all the “what ifs” and safety hazards that may exist for the property owner.

Mayor Butts stated that he thinks it is better to leave it at “Just Cause” because if someone intends to beat the clock and do this, the ordinance should reflect no one can be evicted except for a legal reason or illegal drug use.

Council Member Morales stated his intention for his comments were to protect the residents within the 45-day period. He also stated that “Just Cause” is a term used in current leases and rental agreements. He stated it is his understanding that using that term would have the same meaning, but he is fine with what decision is made as long as residents are protected for 45-days.

Mayor Butts stated he doesn’t believe there will be a problem with saying “for 45 days, except for drug use, and criminality” no one can be evicted.

Council Member Morales stated as long as that is covered and the City Attorney feels it is appropriate, he is ok with it.

It was moved by Mayor Butts, and seconded by Council Member Morales that the City Council does hereby add a clause to Ordinance No. 19-07 that there be no evictions allowed for the next 45 days unless the underlying reason is for criminality or illegal drug use. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

It was moved by Council Member Morales, and seconded by Council Member Padilla that the City Council does hereby make a finding that an urgency exists for the preservation of the public health and/or safety. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

It was moved by Council Member Franklin, and seconded by Council Member Dotson that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

Thereupon, Ordinance No. 19-07 entitled:

AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD ADOPTING AS AN URGENCY MEASURE A TEMPORARY (45 DAY) MORATORIUM ON CERTAIN RESIDENTIAL RENT INCREASES IN THE CITY OF INGLEWOOD TO NO MORE THAN 5% EFFECTIVE IMMEDIATELY

was introduced by Mayor Butts as amended.

It was moved by Mayor Butts, and seconded by Council Member Dotson that Ordinance No. 19-07 entitled:

AN INTERIM ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD ADOPTING AS AN URGENCY MEASURE A TEMPORARY (45 DAY) MORATORIUM ON CERTAIN RESIDENTIAL RENT INCREASES IN THE CITY OF INGLEWOOD TO NO MORE THAN 5% EFFECTIVE IMMEDIATELY

be adopted as amended. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

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PAYMENT OF WARRANTS AND BILLS. It was moved by Council Member/Successor Agency Member/Housing Authority Member Morales, and seconded by Council Member/Successor Agency Member/Housing Authority Member Dotson that the demands presented to the City Council/Successor Agency/Housing Authority dated March 1, 2019, in the amount of \$2,301,430.51 are hereby allowed, and the City Clerk/Successor Agency Secretary/Housing Authority Secretary is hereby authorized to certify upon said registers that said demands are so approved. The motion was carried by the following roll call vote:

Ayes: Council Members/Successor Agency Members/Housing Authority Members Dotson, Padilla, Morales, Franklin and Mayor/Successor Agency Chairman/Housing Authority Chairman Butts; and
Noes: None.

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CLAIMS DENIED. Letters from the Office of the City Attorney recommending denial of the following claims:

- a) James Benton for alleged property damage on January 17, 2019.
- b) Thomasine Gilbert for alleged personal injury on January 21, 2019.
- c) Barbary McCauley for alleged personal injury on July 13, 2018.
- d) Kevin Padilla for alleged property damage on January 18, 2019.

It was moved by Council Member Morales, seconded by Council Member Dotson and carried that the above listed claim be denied.

MINUTES. It was moved by Council Member Morales and seconded by Council Member Dotson that the Minutes for the City Council Meeting held on February 12, 2019, be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

301 **CONTRACT AWARDED AND AGREEMENT NO. 19-131 APPROVED – R DEPENDABLE CONSTRUCTION, INC.; RESOLUTION NO. 19-37 ADOPTED – AMENDING FISCAL YEAR 2018-2019 BUDGET.** Staff report dated March 5, 2019, was presented recommending award of a construction contract and approval of an agreement for the Demolition and Remodel of Planning and Building Safety Division Office Project, per Bid No. RFB-0108.

It was moved by Council Member Morales, and seconded by Council Member Dotson that the City Council does hereby: 1) Award contract and approve Agreement No. 19-131 with the lowest responsive bidder, R Dependable Construction, Inc., in the amount of \$132,000 (including a 10% contingency of \$12,000); and 2) Adopt Resolution No. 19-37 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD AMENDING THE 2018-2019 ANNUAL BUDGET TO REALLOCATE FUNDS FROM THE COMMUNITY DEVELOPMENT AND HOUSING DEPARTMENT TO FUND THE FOURTH FLOOR OFFICE REMODEL

The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

171 **AGREEMENT NO. 19-132 APPROVED – THE INGLEWOOD BASEBALL FUND.** Staff report dated March 5, 2019, was presented recommending approval of an agreement with the Inglewood Baseball Fund for the installation of baseball field improvements at Darby Park.

It was moved by Council Member Morales, and seconded by Council Member Dotson that Agreement No. 19-132 be approved in the amount of \$99,000. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

178 **USE OF CONTRACT CONTINGENCY FUNDS AUTHORIZED – CITY OF GLENDALE.** Staff report dated March 5, 2019, was presented recommending authorization to use the contract contingency funds in the amount of \$25,000 (as outlined in Agreement No. 17-540) with the City of Glendale for crime laboratory services.

It was moved by Council Member Morales, and seconded by Council Member Dotson that the City Council does hereby authorize the use of contract contingency funds. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

126 **ORAL REPORTS – CITY CLERK.** City Clerk, Yvonne Horton, stated as many are aware, on Saturday, March 2, 2019, the Office of the City Clerk received word that Patricia McNish, Management Assistant, passed away, and the City Clerk's Office, as well as the employees of Inglewood has experienced a great loss. She also stated Patricia will be truly missed. Mrs. Horton thanked the entire City of Inglewood family for their kind words, warm hugs, phone calls, office visits, and flowers. She also commented that the Inglewood family have hearts of gold! Lastly, she asked Mayor Butts if he would be so kind to close the meeting in her honor.

180 **PRESENTATION – 2019 DR. MARTIN LUTHER KING, JR., PLANNING COMMITTEE.** Mayor Butts thanked the entire 2019, Dr. Martin Luther King, Jr., Planning Committee for their commitment and outstanding work. Mayor Butts stated that the entire city applauds them all on a job well done.

219 **ORAL REPORTS – CITY TREASURER.** City Treasurer, Wanda Brown, invited the residents of Inglewood, to attend the Treasurer’s Community Workshop at City Hall on April 27, 2019, in Community Room A from 10:00 a.m. until 1:30 p.m. She stated refreshments would be served. Lastly, she asked Mayor Butts if he would close the meeting in honor of Tonya Jefferson, a 20 year resident.

PUBLIC REMARKS. Mayor Butts inquired if there were any persons present who wished to address the City Council on any matter connected with City business not elsewhere considered on the Agenda.

Stuart Bailey expressed his concerns about having rent control.

Francis (No last name given), inquired where can the Ordinance be found for public viewing.

Renee Wilmore, resident of Inglewood since 1976, expressed to the City Council her issue with her rent being raised, and wanted to know if the Landlord had the right to ask her to pay the amount requested or move.

No name given, expressed her concerns about the killing that happened on Christmas Day.

Ray Davis commented he is happy with the City Council’s decision on CI-1. He suggested that the City Council form a committee with renters and homeowners to come up with a solution about rent control.

Allen Lorenz thanked the City Council for approving Consent Calendar No. 5, Approval of an agreement with The Inglewood Baseball Fund for the installation of baseball field improvements at Darby Park.

127.2 **MOTION TO RE-CONSIDER MAYORAL INITIATIVE APPROVED – AMEND ORDINANCE NO. 19-07 TO INCLUDE NON-PAYMENT OF RENT AS A JUST CAUSE FOR EVICTION.** It was moved by Mayor Butts, and seconded by Council Member Morales that the City Council reopen CI-1 (45-day Moratorium limiting rent increases to 5% per year on certain residential properties). The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

It was moved by Mayor Butts, and seconded by Council Member Dotson that Mayor Butts’ original motion for CI-1 (45-day Moratorium limiting rent increases to 5% per year on certain residential properties), as it pertains to the amending the ordinance with respect to “Just Cause,” be modified to include non-payment of rent in addition to criminality or illegal drug use. The motion was carried by the following roll call vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts; and
Noes: None.

There being no further business to be presented, Mayor Butts declared the meeting adjourned in memory of Sergeant Jim Bauer, Tonya Jefferson, 20- year resident, and Patricia McNish, 10-year Employee of the City of Inglewood at the hour of 4:00 p.m.

Approved this 2nd day of April, 2019

March 5, 2019

Yvonne Horton, City Clerk

James Butts, Jr., Mayor